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Filed by: WELLS FARGO BANK
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$48.00

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DEED OF TRUST

Trustor(s) MARK D NEISLER, WHO ACQUIRED TITLE AS, MARK NEISLER AND MARLENE NEISLER, HUSBAND AND WIFE

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102

Beneficiary Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

Legal Description W1/2 NW1/4 S21, T3N, R8E WM SKAMANIA, WA FULL LEGAL ON PAGE 6

Assessor's Property Tax Parcel or Account Number 03082120070600

Reference Numbers of Documents Assigned or Released



Prepared by:
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State of Washington
REFERENCE #: 20072759300013

Space Above This Line For Recording Data
Account number: 650-650-7519465-1XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is NOVEMBER 06, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **MARK D NEISLER, WHO ACQUIRED TITLE AS, MARK NEISLER AND MARLENE NEISLER, HUSBAND AND WIFE** whose address is: **131 SHIPHERD FALLS RD, CARSON, WASHINGTON 98610**

TRUSTEE: **Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102**

BENEFICIARY ("Lender"): **Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of **SKAMANIA**, State of Washington, described as follows:
Assessor's Property Tax Parcel Account Number(s): **03082120070600**
W1/2 NW1/4 S21, T3N, R8E WM SKAMANIA, WA
SEE ATTACHED EXHIBIT B.

with the address of **191 SHIPHERD FALLS ROAD, CARSON, WASHINGTON 98610** and parcel number of **03082120070600** together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed **\$ 50,000.00** together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **DECEMBER 06, 2047**.



4. **MASTER FORM DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor Agrees that all provisions and sections of the Master Form Deed of Trust ("Master Form"), inclusive, dated **February 1, 1997**, and recorded on **2/7/1997** as Auditor's File Number **127303** in Book **162** at Page **486** of the Official Records in the Office of the Auditor of **SKAMANIA** County, State of Washington, are hereby incorporated into, and shall govern, this Security Instrument.
5. **USE OF PROPERTY.** The property subject to this Security Instrument is not used principally for agricultural or farming purposes.
6. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

☐ **N/A** Third Party Rider

☐ **N/A** Leasehold Rider

☐ **N/A** Other: N/A

SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

Mark D Neisler
Grantor **MARK D NEISLER**

11-6-2007
Date

Marlene Neisler
Grantor **MARLENE NEISLER**

11-06-07
Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date



Grantor

Date

Grantor

Date

Unofficial Copy

WADEED – short (06/2002) CDPv.1



4/5

Documents Processed 10-30-2007, 12:56:23

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For An Individual Acting In His/Her Own Right:

State of Washington

County of clallam

On this day personally appeared before me

mark D. Neisler and marlene Neisler

(here insert the name of grantor or

grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 6th day of November, 20 07.

Witness my hand and notarial seal on this the 6th day of November, 2007

Amanda A. Shiplet
Signature

[NOTARIAL SEAL]

Amanda A. Shiplet
Print Name:

Notary Public
Notary Public

AMANDA A. SHIPLET
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 20, 2010

My commission expires: 10-20-2010



EXHIBIT A

Reference: 20072759300013

Account: 650-650-7519465-1998

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON: A TRACT OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20 FEET EAST AND 2,350 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 21; THENCE EAST 640 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN BOOK 55 OF DEEDS AT PAGE 147; THENCE NORTH 00 DEGREES 31 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 336.25 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 126.50 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 28 SECONDS WEST A DISTANCE OF 336.25 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 28 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 126.50 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH A EASEMENT FOR ACCESS AND UNDERGROUND UTILITIES OVER THE NORTH 20 FEET OF LOT 2 OF THE SPENCER GARWOOD SHORT PLAT, AS RECORDED IN BOOK 158, PAGE 715. ABBREVIATED LEGAL: W1/2 NW1/4 S21, T3N, R8E WM SKAMANIA, WA SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

