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021137822-000441985

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Document Title(s) Deed of Trust
Grantor(s) Shawn L. Olson & Barbara A. Olson, Husband & Wife.
Grantee(s) U.S. Bank National Association ND
Legal Description NE 23-02-05E
Assessor's Property Tax Parcel or Account Number 02052810020100
Reference Numbers of Documents Assigned or Released

_____ State of Washington _____ Space Above This Line For Recording Data _____

DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is08/09/2012
..... The parties and their addresses are:

GRANTOR:
SHAWN L. OLSON AND BARBARA A. OLSON, HUSBAND AND WIFE

☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

TRUSTEE:
U.S. Bank Trust Company, National Association,
a national banking association organized under the laws of the United States
111 SW Fifth Avenue
Portland, OR 97204

LENDER:
U.S. Bank National Association ND,
a national banking association organized under the laws of the United States
4325 17th Avenue SW
Fargo, ND 58103

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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, the following described property:
NE 23-02-05E

The property is located in ...**SKAMANIA COUNTY**... at
(County)

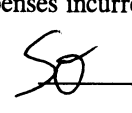
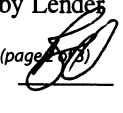
.42 STEVES RD., WASHOUGAL....., Washington **98671-7221**.....
(Address) (City) (ZIP Code)

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 (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ **75,000.00**..... This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You **must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).**)
Borrower(s): **SHAWN OLSON and BARBARA OLSON**
Principal/Maximum Line Amount: **75,000.00**
Maturity Date: **09/16/2037**
Note Date: **08/09/2012**

- B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
- C. All other obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

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In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument.

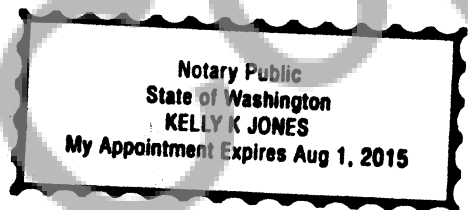
5. **MASTER FORM.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Deed Of Trust master form (Master Form), inclusive, dated01/18/2007..... and recorded as Recording Number or Instrument Number 2007164612.....in Book at Page(s) in the SKAMANJA..... County, Washington, County Recorder's office are hereby incorporated into, and shall govern, this Security Instrument. This Security Instrument will be offered for record in the same county in which the Master Form was recorded.
6. **OTHER TERMS.** ☐ **Mortgage Rider - Escrow for Taxes and Insurance.** If checked, the covenants and agreements of the Mortgage Rider - Escrow for Taxes and Insurance is incorporated into and supplement and amend the terms of this Security Instrument.
7. **SIGNATURES:** By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1 and a copy of the provisions contained in the previously recorded Master Form.

Barbara A. Olson 8/9/12 *Shawn L. Olson* 8/9/12
(Signature) BARBARA A. OLSON (Date) (Signature) SHAWN L. OLSON (Date)

ACKNOWLEDGMENT:
STATE OF *Washington*, COUNTY OF *Skagit* *Clark* } ss.
(Individual) I certify that I know or have satisfactory evidence that
SHAWN L. OLSON AND BARBARA A. OLSON, HUSBAND AND WIFE
.....
..... is/are the individual(s) who appeared before me, and said individual(s) acknowledged that she/he/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: *8/15/12* *Kelly K Jones*
8/9/12 (Seal) Notary Public in and for the State of Washington,
Residing At: *Clark*
.....
.....
My notary appointment expires: *8/1/15*

Prepared By:
Southwest Financial Services, Ltd.
537 E Pete Rose Way, STE 300
Cincinnati, OH 45202



SIGNATURE ADDENDUM

Date of Real Estate Document: 08/09/2012

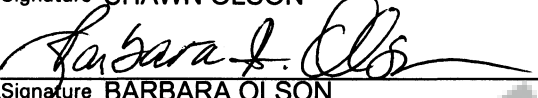
Additional Parties Type:

Name and Address of Parties:

SIGNATURES. By signing, the undersigned agree to the terms contained in the named real estate document. The undersigned also acknowledge receipt of a copy of this named real estate document.


Signature SHAWN OLSON

Signature


Signature BARBARA OLSON

Signature

Signature

Signature

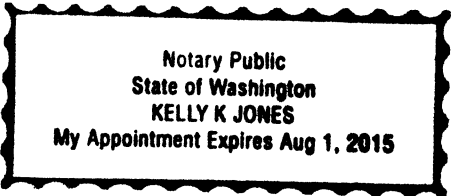
Signature

Signature

4RB

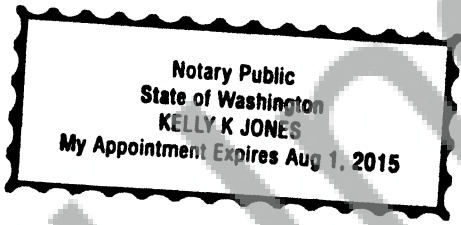
ACKNOWLEDGMENT.

(Individual) STATE OF Washington, COUNTY OF Clark } ss.
I certify that I know or have satisfactory evidence that _____
SHAWN OLSON, Married
is/are the individual(s) who appeared before me, and said individual(s) acknowledged
that he/she/they signed this instrument and acknowledged it to be a free and voluntary
act for the uses and purposes mentioned in the instrument.
Dated this 9th day of Aug 2012.
My appointment expires: 8/1/15



Kelly Jones
(Notary Public in and for the State of Washington, residing at)
Kelly Jones

(Individual) STATE OF Washington, COUNTY OF Clark } ss.
I certify that I know or have satisfactory evidence that _____
BARBARA OLSON, Married
is/are the individual(s) who appeared before me, and said individual(s) acknowledged
that he/she/they signed this instrument and acknowledged it to be a free and voluntary
act for the uses and purposes mentioned in the instrument.
Dated this 9th day of Aug 2012.
My appointment expires: 8/1/15



Kelly Jones
(Notary Public in and for the State of Washington, residing at)
Kelly Jones

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EXHIBIT "A" LEGAL DESCRIPTION

Page: 1 of 1

Account #: 21137822
Order Date : 07/16/2012
Reference : 20121431903300
Name : SHAWN OLSON
BARBARA OLSON
Deed Ref : 144/660

Index #:
Registered Land:
Parcel #: 02052810020100

SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 23 , TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 03' 55" WEST 658.92 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 29' 40" EAST ALONG THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 965.10 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF LABARRE ROAD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 29' 40" EAST 175 FEET; THENCE 90 DEGREES 00' 00" WEST 506.11 FEET; THENCE NORTH 53 DEGREES 46' 09" WEST 410.24 FEET TO THE SOUTHERLY BOUNDARY LINE OF LABARRE ROAD; THENCE ALONG SAID LABARRE ROAD THROUGH CURVE TO THE RIGHT WITH A RADIUS OF 230.34 FEET THROUGH A CENTRAL ANGLE OF 54 DEGREES 55' A DISTANCE OF 220.87 FEET; THENCE NORTH 83 DEGREES 17' 00" EAST 300.28 FEET; THENCE THROUGH CURVE TO THE RIGHT WITH A RADIUS OF 208.73 FEET THROUGH A CENTRAL ANGLE OF 63 DEGREES 02' A DISTANCE OF 229.64 FEET; THENCE SOUTH 33 DEGREES 41' 00" EAST 74.19 FEET; THENCE THROUGH A CURVE TO THE LEFT WITH A RADIUS OF 154.56 FEET THROUGH A CENTRAL ANGLE OF 53 DEGREES 54' 58" FOR A DISTANCE OF 145.44 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 144, PAGE 660, OF THE SKAMANIA COUNTY, WASHINGTON RECORDS.



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