

DEED OF TRUST

This form is used in connection with deeds of trust insured under the one-to-four-family provisions of the National Housing Act.

86-0300 32

THIS DEED OF TRUST, made this 12th day of December, 19 86, by and between JAMES S. FOSTER AND DANA J. FOSTER HUSBAND AND WIFE

hereinafter called Grantor, and SIERRA LAND TITLE CORP. hereinafter called Trustee, and OLD STONE MORTGAGE CORPORATION, 1417 FOURTH AVENUE SEATTLE, WASHINGTON 98101, a Corporation organized and existing under the laws of WASHINGTON, hereinafter with its successors and assigns called Beneficiary; it being understood that the words used herein in any gender include all other genders the singular number included the plural the plural the singular.

WITNESSETH:

WHEREAS, the said Grantor is justly indebted to the said Beneficiary in the sum of SEVENTY-FIVE THOUSAND SEVEN HUNDRED SEVENTY-FOUR AND NO/100 Dollars (\$ 75,774.00)

legal tender of the United States of America, evidenced by a certain promissory note dated 12-12-86 providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 01, 2017

NOW, THEREFORE, THIS DEED OF TRUST WITNESSETH, that the Grantor in consideration of the foregoing, and for the purpose of better securing all the other covenants and conditions of the above note and of this Deed of Trust, and in further consideration of the sum of One Dollar (\$1) legal tender to Grantor in hand paid by the Trustee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, convey and confirm, unto the said Trustee, its successors and assigns, all that certain lot or parcel of land situated in GARDNERVILLE County of DOUGLAS State of Nevada, described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: LOT 7, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD ON MAY 29, 1973, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 66512, AND ON RECORD OF SURVEY RECORDED OCTOBER 1, 1982, IN BOOK 1082, OF OFFICIAL RECORDS AT PAGE 006, AS DOCUMENT NO. 71399. ASSESSMENT PARCEL NO. 29-253-22

This Deed of Trust (Mortgage) is subject to the attached Riders, which substantially modify the terms of this loan. Do not sign it unless you read and understand it. DJF

Including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to, or used in connection with the real estate herein described.

TO HAVE AND TO HOLD the said premises, with all the tenements, hereditaments, and appurtenances thereto belonging, unto the Trustee, its successors and assigns forever.

IN AND UPON THE USES AND TRUSTS, HEREINAFTER DECLARED, that is to say:

First. - To permit said Grantor to possess and enjoy said described premises, and to receive the issues and profits thereof until default be made in the payment of any manner of indebtedness hereby secured or in the performance of any of the covenants herein provided; and upon the full payment of said note and of any extensions or renewals thereof, and the interest thereon, and all moneys advanced or expended, as herein provided, and all other proper costs, changes, commissions, half-commissions, and expenses, to release and reconvey in fee unto and at the cost of the said Grantor the said described land and premises.

Second. - Upon any default being made in the payment of the said note or of any monthly installment of principal and interest as therein provided, or in the payment of any of the monthly sums for ground rents, taxes, special assessments, mortgage insurance, fire and other hazard insurance, all as hereinafter provided, or upon any default in payment on demand of any money advanced by the Beneficiary on account of any proper cost, charge, commission, or expense in and about the same or

Marcell Long

on account of any tax or assessment or insurance or expense of litigation, with interest thereon at the rate provided for in the principal indebtedness per annum from date of such advance (it being hereby agreed that on default in the payment of any tax or assessment or insurance premium or any payment on account thereof or in the payment of any of said cost, expense of litigation, as aforesaid, the Beneficiary may pay the same and all sums so advanced, with interest as aforesaid, shall immediately attach as a lien hereunder, and be payable on demand), or upon failure or neglect faithfully and fully to keep and perform any of the other conditions or covenants herein provided; then upon any and every such default being so made as aforesaid, the said Trustee, or the trustee acting in the execution of this trust, shall have power, in strict accordance with the applicable laws of this State, and it shall be its duty thereafter to sell, and in case of any default of any purchaser to resell, at public auction, for cash, in one parcel at such time and place, and after such previous public advertisement as the Trustee, or the trustee acting in the execution of this trust, shall deem advantageous and proper; and to convey the same in fee simple, upon compliance with the terms of sale, to and at the cost of the purchaser or purchasers thereof, who shall not be required to see to the application of the purchase money; and shall apply the proceeds of said sale or sales: Firstly, to pay all proper costs, charge, and expenses, including all attorneys' and other fees, and costs herein provided for, and all moneys advanced for costs or expenses, or expense of litigation as aforesaid, or taxes or assessments, or insurance with interest thereon as aforesaid, and all taxes, general and special, and assessments, due upon said land and premises at time of sale; Secondly, to retain as compensation a commission of one per centum (1%) on the gross amount of the said sale or sales; Thirdly, to pay whatever may then remain unpaid of the principal of the said note whether the same shall be due or not, and the interest thereon to date of payment, it being agreed that said note shall, upon such sale being made before the maturity of said note, be and become immediately due and payable, at the election of the Beneficiary; and, Lastly, to pay the remainder of said proceeds, if any, to said Grantor, or assigns, upon the delivery of and surrender to the purchaser, his, her, or their heirs or assigns, of possession of the premises as aforesaid sold and conveyed, less the expense, if any, of obtaining possession.

And it is further agreed that if the said property shall be advertised for sale as herein provided, and not sold, the Trustee shall be entitled to a reasonable commission, not exceeding one-half (½) of the commission above provided, to be computed on the amount of principal then unpaid.

And the said Grantor, for himself, his heirs, executors, administrators, and assigns, in order more fully to protect the security of this deed of trust, does hereby covenant and agree as follows:

1. That he will pay the indebtedness, as heretofore provided. ~~Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity. Provided, however, That written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.~~

2. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, Grantor will pay to the Beneficiary, on the first day of each month until the said note is fully paid, the following sums:

~~(A) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, at a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:~~

~~(1) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one month prior to its due date the annual mortgage insurance premium; in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations the number of -----~~

~~(2) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth of one-half per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments. -----~~

(a) (X) A sum equal to the ground rents, if any, and taxes and special assessments next due on the premises covered by this Deed of Trust, plus the premiums that will next become due and payable on policies of fire and other hazard insurance on the premises covered hereby (all as estimated by the Beneficiary) less all sums already paid therefor divided by the number of months to elapse before 1 month prior to the date when such ground rents, premiums, taxes, and assessments will become delinquent, such sums to be held by the Beneficiary in trust to pay said ground rents, premiums, taxes and special assessments before the same become delinquent; and

(b) (X) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Grantor each month in a single payment to be applied by Beneficiary to the following items in the order set forth:

~~(1) premium charges under the contract of insurance with the Secretary of Housing and Urban Development; as monthly charge (in lieu of mortgage insurance premium); and the same may be -----~~

- (I) (XX) ground rents, taxes, special assessments, fire and other hazard insurance premiums;
- (II) (XX) interest on the note secured hereby; and
- (III) (XX) amortization of the principal of said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the grantor prior to the due date of the next such payment, constitute an event of default under this Deed of Trust. The Beneficiary may collect a "late charge" not to exceed four cents (4¢) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

3. If the total of the payments made by the Grantor under ~~(1)~~ (X) of paragraph 2 preceding shall exceed the amount of payments actually made by the Beneficiary for ground rents, taxes or assessments or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Grantor, shall be credited on subsequent payments to be made by the Grantor, or refunded to the Grantor. If, however, the monthly payments made by the Grantor under ~~(1)~~ (X) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes and assessments and insurance premiums, when the same shall become due and payable, then the Grantor shall pay to the Beneficiary any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments or insurance premiums shall be due. If at any time the Grantor shall tender to the Beneficiary, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Beneficiary shall, in computing the amount of such indebtedness, credit to the account of the Grantor ~~all payments made under the provisions of (a) of paragraph 2 hereof which the Beneficiary has not become obligated to pay to the Secretary of Housing and Urban Development, and~~ any balance remaining in the funds accumulated under the provisions of ~~(1)~~ (X) of paragraph 2 hereof. If there shall be a default under any of the provisions of this Deed of Trust resulting in a public sale of the premises covered hereby, or if the Beneficiary acquires the property otherwise after default, it shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under ~~(1)~~ (X) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note, ~~and shall properly adjust any payments which shall have been made under (a) of paragraph 2 --~~

4. That the Grantor will pay all ground rents, taxes, assessments, water rates, and other governmental or municipal charges, fines or impositions, for which provision has not been made hereinbefore, and in default thereof the Beneficiary may pay the same, and that the Grantor will promptly deliver the official receipts therefor to the Beneficiary.

5. That the Grantor will keep the improvements now existing or hereafter erected on the said premises, insured as may be required from time to time by the Beneficiary against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Beneficiary and will pay promptly, when due, any premiums on such insurance provision for payment of which has not been made hereinbefore. All insurance shall be carried in companies approved by the Beneficiary and the policies and renewals thereof shall be held by the Beneficiary and have attached thereto loss payable clauses in favor of and in form acceptable to the Beneficiary. In event of loss he will give immediate notice by mail to the Beneficiary, who may make proof of loss if not made promptly by the Grantor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Beneficiary instead of to the Grantor and the Beneficiary jointly, and the insurance proceeds, or any part thereof, may be applied by the Beneficiary at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this Deed of Trust or other transfer of title to the said premises in extinguishment of the indebtedness secured hereby, all right, title, and interest of the Grantor in and to any insurance policies then in force shall pass to the purchaser or grantee.

6. That the Grantor will keep the said premises in as good order and condition as they are now and will not commit or permit any waste of the said premises, reasonable wear and tear excepted.

7. That if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Deed of Trust and the note secured hereby remaining unpaid, are hereby assigned by the Grantor to the Beneficiary and shall be paid forthwith to the Beneficiary to be applied by it on account of the next maturing installment of such indebtedness.

8. The Grantor further agrees that should this Deed of Trust and the note secured hereby not be eligible for insurance under the National Housing Act within EIGHT MONTHS from the date hereof (*written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the* EIGHT MONTHS *time from the date of this Deed of Trust, declining to insure said note and this Deed of Trust, being deemed conclusive proof of such ineligibility*), the Beneficiary or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable. *This *DYF*

9. That the Grantor hereby assigns to the Trustee any and all rents of the above-described premises and hereby authorizes the Trustee, without waiving or affecting its right to foreclosure or any other right hereunder, to take possession of the premises at any time after there is a default in the payments of the debt or in the performance of any of the obligations herein contained, and to rent the premises for the amount of the Grantor.

10. That notice of the exercise of any option granted herein, or in the note secured hereby, to the Beneficiary is not required to be given, the Grantor hereby waiving any such notice.

11. Beneficiary may from time to time substitute a successor or successors to any Trustee named herein or acting hereunder to execute this Trust. Upon such appointment, and without conveyance to the successor Trustee, the later shall be vested with all title, powers, and duties conferred upon any Trustee herein named or acting hereunder. Each such appointment and substitution shall be made by written instrument executed by Beneficiary, containing reference to this Deed and its place of record, which, when recorded in the office of the County Recorder of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor Trustee.

12. The benefits of the covenants herein contained shall accrue to, and the obligations thereof shall bind, the heirs, representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said Grantor has executed these presents the day and year first hereinbefore written.

Address of Grantor:

736 LONG VALLEY ROAD
GARDNERVILLE, NEVADA 89410

James S. Foster

JAMES S. FOSTER

Dana J. Foster

DANA J. FOSTER

*option may not be exercised by the Beneficiary when the ineligibility for insurance under the National Housing Act is due to the Beneficiary's failure to remit the Mortgage Insurance Premium to the Department of Housing and Urban Development. *DYF*

STATE OF NEVADA)
) ss:
COUNTY OF CARSON CITY)

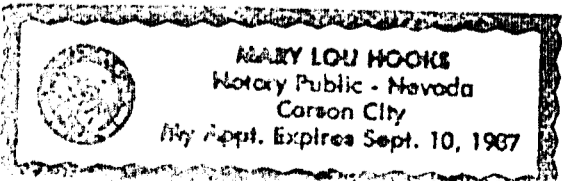
On this 23rd day of December, 19 86, personally appeared before me, the undersigned, a notary public in and for the county and State aforesaid, JAMES S. FOSTER AND DANA J. FOSTER known to me to be the person described in and who executed the within and foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county of Carson City the day and year in this Certificate first above written.

Mary Lou Hooks

Notary Public,

County of CARSON CITY, State of Nevada



My Commission expires 9-10-87

DEED OF TRUST RIDER

This Rider, dated the 12th day of December, 19 86 amends the DEED OF TRUST of even date by and between JAMES S. FOSTER and DANA J. FOSTER, the Grantor, and SIERRA LAND TITLE CORP., the Grantor, and OLD STONE MORTGAGE CORPORATION, the Trustee, and follows: the Beneficiary, as

- 1. In Paragraph 1, the sentence which reads as follows is deleted:

"Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity: Provided, however, That written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

- 2. Paragraph 1 is amended by the addition of the following:

"Privilege is reserved to pay the debt, in whole or in part, on any installment due date."

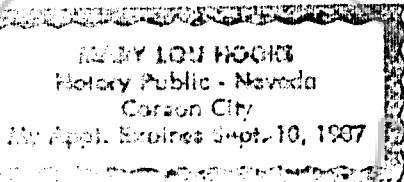
IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year first aforesaid.

[Signature] [Seal]
JAMES S. FOSTER

[Signature] [Seal]
DANA J. FOSTER

_____ [Seal]

_____ [Seal]



Signed, sealed and delivered in the presence of

[Signature]

DEED OF TRUST RIDER

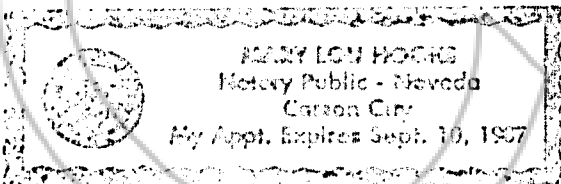
This Rider, dated the 12th day of December, 1986, amends the DEED OF TRUST of even date by and between JAMES S. FOSTER and DANA J. FOSTER, the Grantor, and SIERRA LAND TITLE CORP., the Grantor, and OLD STONE MORTGAGE CORPORATION, the Trustee, and the Beneficiary, as follows:

- 1. The original subsection (a) of paragraph 2 is deleted and has been renumbered.
2. The original subsection (c)(1) of paragraph 2 is deleted and has been renumbered.
3. In the third sentence of paragraph 3, the words "all payments made under the provisions of (a) of paragraph 2 hereof which the Beneficiary has not become obligated to pay to the Secretary of Housing and Urban Development, and" are deleted.
4. The fourth sentence of paragraph 3 is amended by insertion of a period after ". . . then remaining unpaid under said Note" and deletion of the remainder of the sentence.
5. Paragraph 8 is amended by the addition of the following:

"This option may not be exercised by the Beneficiary when the ineligibility for insurance under the National Housing Act is due to the Beneficiary's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development."

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year first aforesaid.

[Seal] James S. Foster
JAMES S. FOSTER
[Seal] Dana J. Foster
DANA J. FOSTER
[Seal]
[Seal]



Signed, sealed and delivered in the presence of [Signature]

147353

(To be attached to Deed of Trust and recorded as part thereof)

ADDENDUM

As long as this mortgage is held by the Nevada Housing Division the Lender may declare all sums secured by this mortgage to be immediately due and payable if:

- (a) all or part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by Borrower to a purchaser or other transferee:
 - (i) who cannot reasonably be expected to occupy the property as a principal residence within a reasonable time after the sale or transfer, all as provided in Section 103A(d) and (j)(2) of the Internal Revenue Code; and
 - (ii) who has had a present ownership interest in a principal residence during any part of the three-year period ending on the date of the sale or transfer, all as provided in Section 103A(e) and (j)(2) of the Internal Revenue Code (except that the language "120 percent" shall be substituted for "90 percent or more" where the latter appears in Section 103A(e)(1)); or
 - (iii) at an acquisition cost which is greater than 110 percent of the average area purchase price (greater than 100 percent for targeted area residences), all as provided in Section 103A(f) and (j)(2) of the Internal Revenue Code; or
 - (iv) who has an income excess of that established by the Nevada Housing Division under its applicable regulations or program guidelines in effect on the date of the sale or transfer; or
- (b) Borrower fails to occupy the property described in the mortgage without Lender's prior written consent; or
- (c) Borrower omits or misrepresents a material fact in an application for this mortgage.

References are to the Internal Revenue Code, in effect on the date of execution of the mortgage, and are deemed to include the implementing regulations.

Buyer's Initials





COPY

REQUESTED BY
DOUGLAS COUNTY TITLE

for
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA
SIERRA LAND TITLE CORP.

'86 DEC 26 P1:13

SUZANNE BEAUREAU
RECORDER

\$11- PAID *for* DEPUTY

147353

BOOK **1286** PAGE **3229**