

# 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.

THIS DEED OF TRUST, made this 23rd day of December, 19 87, by and between **DARRIN OMNES AN UNMARRIED PERSON AND CYNTHIA E. SIMPSON AN UNMARRIED PERSON**

hereinafter called Grantor, and **STEWART TITLE OF DOUGLAS COUNTY** hereinafter called Trustee, and **OLD STONE MORTGAGE CORPORATION, 500 108TH AVE. N.E., BELLEVUE, WASHINGTON 98004**, 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 FORTY-SEVEN AND NO/100** Dollars (\$ **75,047.00**).

legal tender of the United States of America, evidenced by a certain promissory note dated **December 23, 1987**, providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on **January 01, 2018**

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 5, BLOCK H, AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED MAP OF RANCHOS ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 30, 1972, AS DOCUMENT NO. 62493.

ASSESSMENT PARCEL NO. 27-613-05

*C.S. J. J.*

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.

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

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 hereinbefore 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, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:~~

~~(I) -- 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 thereunder; or~~

~~(II) -- 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:

~~(I) -- premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurance premium), as the case 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 ~~(a)~~ 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 ~~(a)~~ 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 ~~(a)~~ 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 ~~(a)~~ 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~~

169821



DEED OF TRUST RIDER

This Rider, dated the 23rd day of December, 1987, amends the DEED OF TRUST of even date by and between DARRIN OMNES and CYNTHIA E. SIMPSON, the Grantor, and STEWART TITLE OF DOUGLAS COUNTY, 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.

● Darrin Omnes [Seal]  
 DARRIN OMNES  
 ● Cynthia E. Simpson [Seal]  
 CYNTHIA E. SIMPSON  
 \_\_\_\_\_ [Seal]  
 \_\_\_\_\_ [Seal]

DARLENE ADAMS  
 Notary Public - Nevada  
 Douglas County  
 My Appointment Expires Feb. 6, 1988

Signed, sealed and delivered in the presence of Darlene Adams

DEED OF TRUST RIDER

This Rider, dated the 23rd day of December, 1987, amends the DEED OF TRUST of even date by and between

DARRIN OMNES and CYNTHIA E. SIMPSON, the Grantor, and  
STEWART TITLE OF DOUGLAS COUNTY, the Grantor, and  
OLD STONE MORTGAGE CORPORATION, the Trustee, and  
the Beneficiary, as follows:

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.

● Darrin Omnes [Seal]  
DARRIN OMNES  
● Cynthia E. Simpson [Seal]  
CYNTHIA E. SIMPSON [Seal]  
\_\_\_\_\_  
[Seal]



Signed, sealed and delivered in the presence of

Darlene Adams

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DEED OF TRUST FHA ASSUMPTION RIDER

Loan No.: 133236 Date: December 23, 1987

FOR VALUE RECEIVED, the undersigned trustor (the "Trustor") agree(s) that the following provisions shall be incorporated into the Deed of Trust of even date to which this Rider is attached (hereinafter the "Deed of Trust"). During such time that the provisions of this Rider shall be in effect, to the extent that its provisions are inconsistent with the provisions of the Deed of Trust, the provisions of this Rider shall prevail and shall supersede any such inconsistent provisions.

The Beneficiary shall, with the prior approval of the Federal Housing Commissioner (the "Commissioner"), or his designee, declare all sums secured by this Deed of Trust to be immediately due and payable if all or part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by the Trustor, pursuant to a contract of sale executed not later than 24 months after the date of execution of this Deed of Trust or not later than 24 months after the date of a prior transfer of the property subject to this Deed of Trust, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

30<sup>th</sup> IN WITNESS WHEREOF, the Trustor has executed this Rider on the day of December, 1987.

Darrin Omnes  
Trustor DARRIN OMNES

Cynthia E. Simpson  
Trustor CYNTHIA E. SIMPSON

REQUESTED BY  
**STEWART TITLE OF DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'87 DEC 31 P12:34

SUZANNE BEAUDREAU  
RECORDER

169821

(Rev. 9/87)

Attachment B

PAID 10.00 DEPUTY  
BOOK 1287 PAGE 4374