## 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.

, 1988 THIS DEED OF TRUST, made this day of JUNE by and between RAY W. CARRASCO AND ELIZABETH K. CARRASCO HUSBAND AND WIFE

WESTERN TITLE COMPANY INC. hereinafter called Grantor, and

hereinafter called

OLD STONE MORTGAGE CORPORATION, 500 108TH AVE. N.E, Trustee, and

BELLEVUE, WASHINGTON 98004 , a Corporation organized and existing under the WASHINGTON , hereinafter with its successors and assigns called Bene-

laws of ficiary; 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 SIXTY-NINE THOUSAND FIVE HUNDRED NINETY-SEVEN AND NO/100 Dollars (\$

69,597.00 )

legal tender of the United States of America, evidenced by a certain promissory note dated June 29, 1988 providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 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 County of

DOUGLAS

**GARDNERVILLE** 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 FOLLLOWS: LOT 70, AS SHOWN ON THE OFFICIAL MAP OF FISH SPRINGS ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 30, 1973, IN BOOK 873, PAGE 1006 AS DOCUMENT NO. 68451. A.P.N. 35-303-05

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.

O 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

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

> STATE OF NEVADA HUD-92146M (4-79)

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 eash, 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 ladder hereof with funds to pay the next martgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge fin 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 inste 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 mount prior to its due date the annual mostgage 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 ————
    - (H)—If and so long as suid note of even date and this instrument are held by the Secretary of 4 housing and Urban Development as monthly alwage for lieu of a nunrigage insurance premium)—which shall be in an annuant equal to one-twelth of one-half per centant of the average outstanding balance due on the note computed without taking into account delinquencies of prepayments:—————
  - (a) (8) 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-clurges under the contract of insurance with the Secretary of Housing and Urban Development;

    or monthly charge (inclinate) nurry quantum premium), as the case may be:————
  - (I) (XX) ground rents, taxes, special assessments, fire and other hazard insurance premiums;
  - (II) (MX) 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 \( \frac{1}{2} \textit{k} \) 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 \( \frac{1}{2} \textit{k} \) 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 \( \lambda \) 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 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 otherwise acquired, the balance then remaining in the funds accumulated under \( \frac{1}{2} \) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note, and shall property adjust any payments which shall—

- 4. That the Grantor will pay all ground rents, taxes, assessments, water rates, and other grovernmental 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 he 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, resonable 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 in-
- 8. The Grantor further agrees that should this Deed of Trust and the note secured hereby not be eligible for insurance EIGHT MONTHS from the date hereof (written statement under the National Housing Act within 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.
- 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 sucessor 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: rallis **1272 MYERS DRIVE** GARDNERVILLE, NEVADA 89410 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. STATE OF NEVADA ) ss: COUNTY OF Douglas , 19 88, personally appeared before me, RAY W. CARRASCO AND 12th July On this day of the undersigned, a notary public in and for the county and State aforesaid, ELIZABETH K. CARRASCO known to me to be the person described in and who executed the within and foregoing instrument, and who acknowledged to executed the same freely and voluntarily and for the uses and purposes therein they me that mentioned. WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county of , the day and year in this Certificate first above written. JUDY A. COCLICH NOTARY PUBLIC - NEVADA Doug: DOUGLAS COUNTY My Appt. Expires Oct. 3, 1991 Jud∜ <sup>!</sup>Coclich

County of

182030

Douglas, State of Nevada

FHA CASE NO.: 331-0657666

## DEED OF TRUST RIDER

This Rider, dated the 29th day of June	19 <u>88</u> ,
amends the DEED OF TRUST of even date by and between  RAY W. CARRASCO and ELIZABETH K. CARRASCO , the Granto	or, and
, the Grant	or, and
WESTERN TITLE COMPANY INC. , the Trust OLD STONE MORTGAGE CORPORATION , the Benefic	ee, and lary, as
follows:	\
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1. In Paragraph 1, the sentence which reads as follows is deleted	i:
"Privilege is reserved to pay the debt in whole, or in an amo	unt
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 maturity: Provided, however, That written notice of an intent	
to exercise such privilege is given at least thirty (30) d	
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, any installment due date."	on
IN WITNESS WHEREOF, the undersigned	•
has set his/her hand and seal the day and year first aforesaid.	
The state of the s	
AUDY A. COCLICH RAY W. CARRASCO	[Seal]
NOTARY PUBLIC - NEVADA  DOUGLAS COUNTY  Shaketh K. (anal)	205eal]
My Appt. Expires Oct. 3, 1991   ELIZABETH K. CARRASCO	
	[Seal]
	[Cont]
	[Seal]
Signed, sealed and delivered	
in the presence of	,
1 / Maale	4.000.20
Mayround	182030
BOOK	788 PAGE 1541

RP-34F - NEVADA

DP2:A06

OSMC LOAN NO.: 133403 FHA CASE NO.: 331-0657666

## DEED OF TRUST RIDER

This Rider, dated the 29th day of June	!	, 19 88	,
amends the DEED OF TRUST of even date by and between		7	
RAY W. CARRASCO and ELIZABETH K. CARRASCO		Grantor, and Grantor, and	
WESTERN TITLE COMPANY INC.		Trustee, and	
		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."

RP-23 [Rev. 3/21/86] - NEVADA

Qina Saakenas

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June 29, 1988

## DEED OF TRUST FHA ASSUMPTION RIDER

Loan No.: 133403 Date: June 29, 1988	
FOR WALLE DECETTED, the undered and tweeter (the UEwart and	- ( - \
FOR VALUE RECEIVED, the undersigned trustor (the "Trustor") agree	
that the following provisions shall be incorporated into the Deed of Trus even date to which this Rider is attached (hereinafter the "Deed of Trus	
	-
During such time that the provisions of this Rider shall be in effect, to extent that its provisions are inconsistent with the provisions of the Dee	
Trust, the provisions of this Rider shall prevail and shall supersede any	
inconsistent provisions.	Such
inconsistent provisions.	
The Beneficiary shall, with the prior approval of the Fed	eral
Housing Commissioner (the "Commissioner"), or his designee, declare all	Slime
secured by this Deed of Trust to be immediately due and payable if all or	
of the property is sold or otherwise transferred (other than by dev	
descent or operation of law) by the Trustor, pursuant to a contract of	
executed not later than 12 months after the date of execution of this Dee	
Trust or not later than 12 months after the date of a prior transfer of	
property subject to this Deed of Trust, to a purchaser whose credit has	
been approved in accordance with the requirements of the Commissioner.	
IN WITNESS WHEREOF, the Trustor has executed this Rider on	the
12th day of tuly, 1988.	
Agus / Commence	
Trustor RAY W. CARRASCO	
Trustor RAY W. CARRASCO	
Thrabeth A. Marie	
Trustor ELIZABETH K. CARRASCO	

'88 JUL 13 P3:20

PEQUESTED BY WESTERN TITLE COMPANY, INC. IN DESIGNAL RECORDS OF

> MIZANNE BEAUDREAU
> RECORDER
> 1000 /2 / DEPUTY

182030