

Submitted for Recordation  
By and Return to

Loan Number 12708 - 89950



Office Address City State Zip  
**GREATER BAY AREA CLC  
47142 MISSION FALLS COURT  
FREMONT , CA 94539**

00-15358-RK7

(Space Above This Line For Recording Data)

### DEED OF TRUST

THIS DEED OF TRUST is made this 10th day of December, 1990, among Trustor, WALLACE REED AND KATHLEEN A. REED, WHO ARE MARRIED TO EACH OTHER

(herein "Borrower"), Continental Auxillary Company (herein "Trustee"), and the Beneficiary, Bank of America National Trust and Savings Association, a national banking association, (herein "Lender"). Trustee is a subsidiary of Lender.

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of DOUGLAS, State of ~~XXXXXX~~ Nevada

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

*WR*  
INITIAL(S)

X *WR*  
X *KAR*  
INITIAL(S)

*WR*  
*KAR*  
INITIAL(S)

which has the address of 973 LEHIGH CIRCLE, CARSON CITY

~~XXXXXX~~ 89705 (herein "Property Address"); Parcel No. 13-282-09  
Nevada (Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorittes given herein to Lender to collect and apply such rents), all of which shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoig, together with said property are hereinafter referred to as the "Property";

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated 12/10/90 and extensions and renewals thereof (herein "Note"), in the principal sum of \$ 34,000.00 the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained.

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BOOK 1290 PAGE 1552

Borrower and Lender agree as follows:

**1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

**2. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any.

**3. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

**4. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. If this Deed of Trust is on a unit in a condominium or planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**5. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 5, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Deed of Trust. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 5 shall require Lender to incur any expense or take any action hereunder.

**6. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

**7. Eminent Domain.** The proceeds of any award or claim for damages, direct or consequential, in connection with any eminent domain action or other condemnation or taking of the Property, or part thereof, or for conveyance in lieu thereof, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

**8. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

**9. Successors and Assigns Bound; Joint and Several Liability; Cosigners.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 12 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who cosigns this Deed of Trust, but does not execute the Note, (a) is cosigning this Deed of Trust only to grant and convey that Borrower's interest in the Property to Trustee under the terms of this Deed of Trust, (b) is not personally liable on the Note or under this Deed of Trust, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Deed of Trust or the Note, without that Borrower's consent and without releasing that Borrower or modifying this Deed of Trust as to that Borrower's interest in the Property.

**10. Notices.** Any notice to Borrower provided for in this Deed of Trust shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. If a mailing address appears below opposite a Borrower's signature, notices to that Borrower shall be sent to the address indicated. Otherwise notices shall be sent to Borrower at the Property Address on page 1 of this Deed of Trust.

Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower.

Any notice provided for in this Deed of Trust shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**11. Governing Law; Severability.** The state and local laws applicable to this Deed of Trust shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Deed of Trust. In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Deed of Trust and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein. "Attorneys' fees" include fees for the services of Lender's own salaried lawyers or independent counsel that it hires.

**12. Due on Sale.** If all or any part of the Property or an interest therein is sold or transferred by Borrower (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person or persons but is a corporation, partnership, trust, or other legal entity) without Lender's prior written consent, Lender may, at Lender's option, declare all the sums secured by this Deed of Trust to be immediately due and payable. Lender may, in its discretion, waive its option to accelerate. As a condition of Lender's waiving the option to accelerate provided herein, Lender may charge certain fees, may require an increase in the current Note interest rate, an increase in the Note base index figure or margin (if applicable) or any or all of them, may reset the limits or interest rate change, or may require other changes to the Note, this Deed of Trust, or both.

**13. Acceleration; Remedies.** Upon Borrower's breach of any covenant or agreement of Borrower in this Deed of Trust, including the covenants to pay when due any sums secured by this Deed of Trust, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 10 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Deed of Trust and sale of the Property. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 13, including, but not limited to, reasonable attorneys' fees.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold and shall cause such notice to be recorded in each county in which the Property or some part thereof is located. Lender or Trustee shall mail copies of such notice in the manner prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the lapse of such time as may be required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in such order as Trustee may determine. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or Lender's designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property so sold without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be *prima facie* evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees and costs of title evidence; (b) to all sums secured by this Deed of Trust; and (c) the excess, if any to the person or persons legally entitled thereto.

**14. Assignment of Rents, Appointment of Receiver; Lender in Possession.** Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 13 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 13 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

**15. Substitute Trustee.** Lender, at Lender's option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county where the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this instrument is recorded and the name and address of the successor trustee. The successor trustee shall, without conveyance of the Property, succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law.

**16. Request for Notices.** Lender requests that copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust be sent to Lender's address, as set forth on page one of this Deed of Trust, as provided by Section 2924b of the Civil Code of California.

**17. Riders to this Deed of Trust.** If one or more riders are executed by Borrower and recorded together with this Deed of Trust, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Deed of Trust as if the rider(s) were a part of this Deed of Trust. [ Check applicable box(es) ]

Capped Variable Rate Rider  
 Other(s) [ specify ]

Unaffixed Mobilehome/Manufactured Home Rider  
 Mobilehome/Manufactured Home Fixture Rider

**18. Statement of Obligation.** Lender may collect a fee not to exceed the maximum amount permitted by law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Deed of Trust and in any rider(s) executed by Borrower and recorded with it.

MAILING ADDRESS FOR NOTICES  
(see Paragraph 10)

Street  
4119 N SABRE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
City and State  
FRESNO, CA  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Borrower  
Wallace Reed  
WALLACE REED  
Kathleen A. Reed  
KATHLEEN A. REED

\_\_\_\_\_ [ Space Below This Line For Acknowledgment ] \_\_\_\_\_

State of California  
County of Alameda

On this 10th day of December, in the year 1990

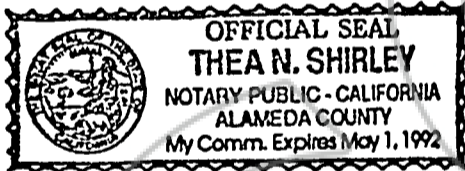
before me, Thea N. Shirley a Notary Public

in and for Alameda County,

personally appeared Wallace Reed and Kathleen A. Reed  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it.

(SEAL)

WITNESS my hand and official seal,



Signature Thea N Shirley

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EXHIBIT "A"

Lot 9 in Block B of Impala Mobile Home Estates Unit Two, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada on April 7, 1982 in book 482, Page 366, as File No. 66654, Official Records.

Together with that certain 1981, Villiager manufactured home unit, dimensions 48'x24', serial numbers 196432 and 196433, and all the skirting, awnings and accessories attached thereto, situated thereon, which for purposes of this Deed of Trust, shall be deemed to be a fixture and a real property improvement to said property.

In addition to the rights and interest in the personal property conveyed hereunder Beneficiary shall have all the rights and remedies of a secured party having security interest in said personal property under the Uniform Commercial Code.

X uk  
X ak  
please  
Initial

*[Handwritten signature]*



12706-89950

This Rider is made this 10th day of December, 1990  
and is incorporated into and shall be deemed to amend and supplement the deed of trust  
("Deed of Trust") of the same date given by the undersigned ("Borrower") to secure Borrower's  
Note to Bank of America National Trust and Savings Association ("Lender").

ADDITIONAL PARAGRAPHS TO DEED OF TRUST. Borrower and Lender further agree as  
follows:

A. Pursuant to the provisions of §18551 of the Health and Safety Code, a  
mobilehome or manufactured home, as contemplated by Health and Safety Code  
§§18008 and 18007, respectively, has been or will be permanently affixed to the  
Property so as to become a fixture and a real property improvement to the Property.  
That mobilehome or manufactured home is covered by this deed of trust.

B. Those entitled to information concerning the beneficiary's security interest in the  
Property and the mobilehome or manufactured home can contact the beneficiary at its  
Office and Address indicated in the upper left corner of the first page of this deed of  
trust, which address is hereby incorporated within this deed of trust.

C. Any foreclosure as to the mobilehome or manufactured home shall be conducted  
as provided in this deed of trust or as otherwise provided by the law governing real  
estate serving as security for indebtedness and not by the law governing the disposition  
of personal property collateral, and the sale of the mobilehome or manufactured home  
shall be combined with the sale of the remainder of the property whether the sale is  
conducted pursuant to power of sale or under Code of Civil Procedure §726.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this  
Rider.

Wallace Reed  
WALLACE REED BORROWER

Kathleen A. Reed  
KATHLEEN A. REED BORROWER

\_\_\_\_\_  
BORROWER

\_\_\_\_\_  
BORROWER

REQUESTED BY  
Northern Nevada Title Company  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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SUZANNE BEAUBREAU  
RECORDER BOOK1290 PAGE1557  
\$10.00 PAID OK DEPUTY