



Branch Address City State Zip
CONSUMER LOAN SERVICING #1324
3151 EAST IMPERIAL HIGHWAY
BREA, CA 92622

Loan #: 0290057603
Reference #: 010301-950471218070

7m59931 TBC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST (Home Equity Credit Line "HECL")

This Deed of Trust is made on April 25, 1995 by
JOHN H CULPEPPER AND CAROL L CULPEPPER, WHO ARE MARRIED TO EACH OTHER

(collectively and individually "Trustor"); Bank of America Nevada ("Trustee"); and the beneficiary, Bank of America Nevada, a Nevada Banking corporation ("Lender"). Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust.

Trustor and Lender hereby agree:

1. For the purpose of securing the obligations described below, Trustor irrevocably grants, conveys, transfers and assigns to Trustee, in trust with power of sale, the property located in the County of DOUGLAS, State of Nevada, described as follows:

SEE EXHIBIT "A"

with the street address: 1080 FRIEDA LN MINDEN, NV 89423
and with Parcel No. 25-020-10

and including all improvements now or later erected on the property and all easements, rights, appurtenances and fixtures now or hereafter a part of or relating to the above described property (collectively the "Property").

2. **This Deed of Trust secures:**

- All obligations of the borrowers in the Home Equity Credit Line Agreement and Disclosure, dated 04/25/95 and naming JOHN H. CULPEPPER

as borrowers, for a revolving line of credit account (the "Agreement"), as well as any extensions, modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment of \$ 12,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Lender may increase the Total Credit Commitment ("Increased Credit Commitment"); and

- Trustor's performance of each obligation in this Deed of Trust.

This Deed of Trust will not secure obligations of the borrowers in the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to: (a) unpaid interest, or (b) expenses that Lender incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Lender makes to perform a borrower's duties to pay taxes, insurance, etc.).

3. Insurance Trustor will keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. Trustor will maintain this insurance in the amounts and for the periods that Lender requires. Trustor is free to buy insurance from any insurance company authorized to do business in Nevada subject to Lender's right to refuse any insurance company for reasonable cause. If Trustor fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender will have the right to hold the policies and renewals. If Lender requires, Trustor will promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Trustor will give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Trustor.

Unless Trustor and Lender otherwise agree in writing insurance proceeds will be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds will be applied to the sums secured by this Deed of Trust, whether or not then due, with any excess paid to Trustor. If Trustor abandons the Property, or does not answer a notice from Lender that the insurance carrier has offered to settle a claim within 30 days, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Deed of Trust, whether or not then due. The 30-day period will begin when the notice is given.

Unless Trustor and Lender otherwise agree in writing, any application of proceeds to principal will not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If the Property is acquired by Lender under paragraph 12, Trustor's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition will pass to Lender to the extent of the sums secured by this Deed of Trust immediately prior to the acquisition.

4. Property Maintenance Trustor will keep and maintain the Property in good repair. If this Deed of Trust is on a leasehold, Trustor will comply with the terms of any lease. If this Deed of Trust is on a unit in a condominium or planned unit development ("PUD"), Trustor will perform all of Trustor's obligations under the Covenants, Conditions and Restrictions (the "Declaration"), Articles of Incorporation, Trust Instrument or any equivalent documents which create the homeowner's association or equivalent entity owning or managing the common areas and facilities of the condominium or PUD (the "Owners Association") and any bylaws or other rules or regulations of the Owners Association. Trustor will promptly pay, when due, all dues and assessments imposed by the Owners Association. In the event of a distribution of hazard insurance proceeds, in lieu of restoration or repair following a loss to the Property or to common areas and facilities of the condominium or PUD, any proceeds payable to Trustor are hereby assigned and shall be paid to Lender and Lender, at its option may apply such proceeds to restoration or repair of the property or to sums secured by this Deed of Trust. Trustor will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount and extent of coverage to Lender. Trustor will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the condominium or PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Declaration or other documents creating or governing the Owners Association if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

5. Environmental Responsibilities. To Trustor's knowledge, there has been no disposal, discharge, deposit, injection, dumping, leaking, spilling, placing or escape of any toxic or hazardous substance, waste, pollutant or contaminant (as those items are defined or described under Federal and state laws) on, in, under or from any of Property and there is or will be no facility in, or on any such Property which is to be used for the treatment, storage or disposal of any toxic or hazardous substance, waste, pollutant or contaminant (as those items are defined or described in Federal and state laws). Trustor indemnifies and saves and holds harmless Lender and its successors and assigns from and against all claims, liabilities, proceedings, suits, losses, damages (including without limitation punitive damages), judgments and environmental response and clean-up costs, fines, penalties and expenses (including without limitation reasonable attorneys' fees, costs and expenses incurred in investigating and defending against the assertion of any such liabilities, regardless of their merit), which may be asserted against, sustained, suffered or incurred by Lender or its successors and assigns because of the existence of any such toxic or hazardous substance, waste, pollutant or contaminate. This indemnity shall include, without limitation, claims asserted by any Federal or state governmental agency or any private party and shall continue in effect following any foreclosure, release and reconveyance of this Deed of Trust or other realization upon the security of Lender or its successors and assigns.

6. Prior Liens Trustor will perform all of Trustor's obligations under any mortgage, deed of trust, or other security instrument which creates a lien having priority over the lien of this Deed of Trust. Borrower will pay all taxes, assessments, and charges resulting from any lien having priority over this Deed of Trust.

7. Protection of Lender's Security Interest If Trustor fails to perform Trustor's obligations under this Deed of Trust, or if any action or proceeding adversely affects Lender's interest in the Property, Lender may, at Lender's option, take any action reasonably necessary (including, without limitation, paying expenses and attorney fees) to perform Trustor's obligations or to protect Lender's interest.

Any sums that Lender pays in accordance with this Paragraph 7 will be additional indebtedness secured by this Deed of Trust. These payments will be subject to finance charge in accordance with the terms of the Agreement and will be due and payable by Trustor immediately upon Lender's demand.

8. Inspection Lender may enter and inspect the Property, after giving Trustor reasonable prior notice.

9. **Condemnation** Trustor assigns to Lender the proceeds of any award or claim for damages arising from any condemnation or other taking of all or part of the Property, (and if the Property is a unit in a condominium or PUD, the common areas and facilities, or any part thereof), or for any conveyance instead of condemnation. The proceeds will be paid to Lender.

10. **Successors In Interest; Joint and Individual Liability; Co-Signers** This Deed of Trust will bind and benefit the successors in interest of Lender and Trustor, subject to Paragraph 12 below. If more than one Trustor is signing this Deed of Trust, Trustor's obligations will be joint and individual. Any Trustor who is not a borrower in the Agreement is: (a) signing this Deed of Trust only to grant and convey that Trustor's interest in the Property to Trustee according to this Deed of Trust, (b) not personally liable for obligations in the Agreement, and (c) agreeing that Lender and a Trustor who is a borrower in the Agreement may extend, modify, forbear, or make any other agreements relating to this Deed of Trust without that Trustor's consent, and without releasing that Trustor from this Deed of Trust or any extension or modification of this Deed of Trust.

11. **Reconveyance of Deed of Trust** Trustor and Trustor's successors in interest will not be released from Trustor's liability under this Deed of Trust until Trustee, acting with Lender's authority, executes and records a deed of reconveyance that releases Trustor and Trustor's successors in interest from the obligations under this Deed of Trust.

12. **Property Transfer; Due-On-Sale Clause** If Trustor sells or transfers all or part of the Property or any interest in the Property (or if Trustor's beneficial interest in the Property is altered in any way) without Lender's prior written consent, Lender may, at Lender's option, declare all sums secured by this Deed of Trust to be immediately due and payable.

13. **Default** The occurrence of any of the following will be deemed to be an event of default: (a) Trustor engages in fraud or material misrepresentation in connection with the Agreement or the account established pursuant to the Agreement; (b) Trustor does not meet Trustor's repayment obligations in the Agreement; or (c) Trustor acts or fails to act in a way that adversely affects the Property or any of Lender's rights in the Property, including, but not limited to, the sale or transfer of the Property without Lender's prior written consent, unless prohibited by law. If Trustor commits an event of default, at Lender's option, Lender may require immediate payment in full of all sums secured by this Deed of Trust without demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all costs and expenses incurred in pursuing the remedies provided in this paragraph, including, but not limited to, reasonable attorneys' fees (including allocated cost of Lender's salaried attorneys, to the extent permitted by law).

14. **Assignment of Rents** Trustor unconditionally assigns to Lender all rents and proceeds of the Property, including all prepaid rents and security deposits ("Rents"), and confer upon Lender the right to collect such Rents with or without taking possession of the Property. This is an absolute assignment, not as assignment for security only.

Notwithstanding the above assignment of Rents, the Lender grants Trustor a license to collect such Rents until Lender invokes any right under Paragraph 13 above.

15. **Substitution of Trustee** At Lender's option, Lender may from time to time appoint a substitute trustee to replace Trustee by executing an instrument and recording it with the Recorder in the county stated above. This provision will supersede any other provision for trustee substitution.

16. **Notices** If a mailing address appears below for any Trustor, Lender's notices to that Trustor will be mailed to the address shown. Otherwise, notices will be sent to Trustor at the Property address shown on the first page of this Deed of Trust.


17. **Governing Law; Enforceability** The terms of this Deed of Trust will be governed by Nevada law. Lender's failure to exercise any right or remedy under this Deed of Trust will not waive Lender's rights in the future. If any term of this Deed of Trust is found to be unenforceable, all other provisions will remain in full force.

SIGNATURE

MAILING ADDRESS FOR NOTICES

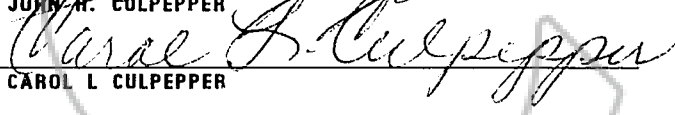
City and State

Street


JOHN R. CULPEPPER

MINDEN, NV 89423

1080 FRIEDA LN

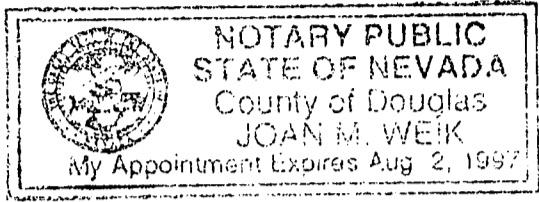

CAROL L. CULPEPPER

GENERAL ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF DOUGLAS

On this 25 day of April, 1995, personally appeared before me, a Notary Public (or judge or other authorized person, as the case may be) in and for said County and State Nevada

JOHN H CULPEPPER AND CAROL L CULPEPPER known (or proved) to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he/she (they) executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Joan M. Weik
Notary Public

GENERAL ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF

On this _____ day of _____, _____, personally appeared before me, a Notary Public (or judge or other authorized person, as the case may be) in and for said County and State _____

_____ known (or proved) to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he/she (they) executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public

GENERAL ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF

On this _____ day of _____, _____, personally appeared before me, a Notary Public (or judge or other authorized person, as the case may be) in and for said County and State _____

_____ known (or proved) to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he/she (they) executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public

EXHIBIT "A"

PARCEL 1:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

That portion of the Northwest quarter of Section 29, Township 13 North, Range 20 East, M. D. B. & M., described as follows:

COMMENCING at the South quarter corner of Section 30, Township 13 North, Range 20 East, M. D. B. & M.; thence North 44°45'27" East 3764.09 feet to the Southwest corner of the property as conveyed to C. J. Bledsoe, et al, recorded May 7, 1965, in Book 31, Page 246, Official Records of Douglas County, State of Nevada; thence along the Southerly line of said property North 89°54'12" East a distance of 687.31 feet to the Southwest corner of the H. H. Godecke property; thence South 89°29'26" East along the Southerly line of the Godecke property 324.29 feet to the Southeast corner of the Godecke property; thence South 89°00'49" East along the Southerly line of said property as conveyed to C. J. Bledsoe, et al, a distance of 990.54 feet to the True Point of Beginning; thence North 0°59'11" East a distance of 181.09 feet to the Northeast corner of the hereindescribed parcel; thence North 89°00'49" West a distance of 240.55 feet to the Northwest corner; thence South 0°59'11" West a distance of 181.09 feet to the Southwest corner; thence South 89°00'49" East a distance of 240.55 feet to the True Point of Beginning.

A.P.N. 25-020-10

PARCEL 2:

TOGETHER WITH an easement for ingress and egress over and across an existing roadway 20.0 feet in width, lying North of, parallel with and adjacent to the following described line:

BEGINNING at the Southeast corner of the Northwest quarter of said Section 29, being the Southeast corner of the parcel conveyed to C. J. Bledsoe, et al, by deed recorded May 7, 1965, in Book 31 of Official Records, at Page 246, Douglas County, Nevada, records; thence North 89°00'49" West along the Southerly line of said parcel conveyed to Bledsoe, et al, to the Easterly line of the above-described parcel.

Reference is made to Record of Survey for Western Nevada Properties, recorded June 23, 1986, in Book 686, Page 2218, as Document No. 136664 of Official Records of Douglas County, Nevada.

John H Culpepper

JOHN H CULPEPPER

4-25-95
DATE

Carol L Culpepper

CAROL L CULPEPPER

4-25-95
DATE

WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 APR 26 P3:55

LINDA SLATER
RECORDER

\$ 11.00 PAID *RL* DEPUTY

360944

BK 04 95 PG 4 005