

DEED OF TRUST

ANNIES Bail BONDS  
PO Box 10574  
Zephyr Cove, NV 89448

This Deed of Trust, made this 17 day of July, 1996  
Between Elizabeth E. Bradley

Above space for Recorder

hereinafter called the TRUSTOR, and AMWEST GENERAL AGENCY, INC.,  
P.O. Box 4500, Woodland Hills, California 91365, hereinafter called the  
TRUSTEE, and AMWEST SURETY INSURANCE COMPANY, hereinafter  
called the BENEFICIARY:

**Witnesseth:** That Trustor hereby grants to Trustee, in trust, with power  
of sale, being specifically limited to the purposes herein set forth and Trustee  
is specifically precluded from selling, conveying, or encumbering the subject  
real property, except for the benefit of the beneficiary, as set forth, all that  
property in the 4010 Eagle Mountain

County of Douglas, State of Nevada, described as:

APN 37-170-24

Lot 32 as shown on the map of Topaz Ranch Estates  
No. 1, filed in the office of the County Recorder of Douglas  
County, Nevada on December 4, 1963, in Book 717, Document No.  
23962

Together with the appurtenances thereto and the rents, issues and profits thereof, and warranting the title to said premises.  
TO HAVE AND TO HOLD the same unto said Trustee and his successors, upon the trusts hereinafter expressed, namely:  
FOR THE PURPOSE OF SECURING payment to the said Beneficiary of the monies due to and of all losses, damages,  
expenditures and liability suffered, sustained made or incurred by AMWEST SURETY INSURANCE COMPANY, hereinafter called  
the Surety or Beneficiary (and as more fully set forth and described in a certain Bail Bond Agreement, which agreement is made  
a part hereof by references as though herein fully set forth) on account of, growing out of, or resulting from the execution of a certain  
bond on behalf of: Martin Pomeroy

in the matter of The State of Nevada  
vs Martin Pomeroy AND FOR WHICH AMOUNTS and the  
matters set forth in the said Bail Bond agreement, the presents are security.

It is agreed and conditioned that a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that  
a loss, damage, expenditures or liability has been sustained by the Surety or Beneficiary on account of the aforesaid Undertaking; the date or dates and amount or  
amounts of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Undertaking  
was or is about to be executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding  
on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting  
expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at ten percent per annum from demand to  
date of payment and attorney's fees.

IT IS FURTHER AGREED THAT: UPON Delivery of said Certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and  
payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property,  
which notice Trustee shall cause to be duly filed for record.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of notice of sale hereunder be mailed to him at his mailing address  
opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notices.

SIGNATURE OF TRUSTOR	STREET AND NUMBER	CITY	STATE
<u>Elizabeth E. Bradley</u>	<u>4010 Eagle Mt.</u>	<u>Wellington</u>	<u>NV.</u>
<u>Elizabeth E. Bradley</u>			<u>89444</u>

STATE OF Nevada  
County of Douglas ss.  
(Notarial Seal)

ON July 17, 1996, before me,  
the undersigned, a Notary Public in and for said County and State, personally  
appeared Elizabeth Bradley

known to me,  
to be the person whose name she subscribed to the within  
Instrument, and acknowledged to me that she executed the same.  
WITNESS my hand and official seal.



393044  
Randall Rees  
Notary Public in and for said County and State

COPY

REQUESTED BY  
*Annas Bail Bonds*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA.

'96 JUL 29 P1 02

393044

BK 0796 PG 4760

LINDA SLATER  
RECORDER  
800 PAID *LB* DEPUTY