

Submitted for recordation by, and when recorded, return to:



National Trust and Savings Association  
Branch CONSUMER LOAN SERVICING #1324  
Address P O BOX 2240  
City BREA,  
State CA  
Zip 92622

Loan # 20030-60387-9286998

Reference# 010301-963611019590

96052397 LCP

Space above this line for Recorder's Use

**SHORT FORM DEED OF TRUST  
(EQUITY MAXIMIZER® ACCOUNT)**

This Deed of Trust is made on January 13, 1997 by  
MICHAEL A. LANDENBERGER AND JULIE H. LANDENBERGER, WHO ARE MARRIED TO  
EACH OTHER

(collectively and individually "Trustor"); Equitable Deed Company ("Trustee"); and the beneficiary, Bank of America NT&SA, a national banking association ("Bank"). Trustee is a subsidiary of Bank. 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. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

Bank and I agree:

**1. Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in DOUGLAS County, Nevada described as follows:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCEL NO. 3, AS SET FORTH ON PARCEL MAP FOR DENNIS PIMLEY, ET AL, RECORDED MARCH 26, 1986, IN BOOK 386, PAGE 2258, DOCUMENT NO. 132685, OF OFFICIAL RECORDS AND CERTIFICATE OF AMENDMENT FILED APRIL 30, 1986, IN BOOK 486, PAGE 2839, AS DOCUMENT NO. 134158, OF OFFICIAL RECORDS.

with the street address: 2735 CLAPHAM LANE, MINDEN, NV 89423 and with Parcel No. 21-170-52 and including all improvements and fixtures now or later erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the above described property (collectively the "Property").

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

- All obligations of the borrowers in the Equity Maximizer Agreement and Disclosure, dated 01/13/97 and naming MICHAEL A. LANDENBERGER AND JULIE H. LANDENBERGER as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 34,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"); and
- Trustor's performance of each obligation in this Deed of Trust.

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This Deed of Trust will not secure borrowers' obligations under 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 Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc.).

To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in DOUGLAS County 12/23/96, as Instrument 403470 in Book/Reel 1296 and at Page/Image 3792 of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length; and I will observe and perform such provisions; and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

Trustor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property.

Signature

Mailing Address for Notice:  
Street City and State

Michael A. Landenberger  
MICHAEL A. LANDENBERGER  
Julie H. Landenberger  
JULIE H. LANDENBERGER

2735 CLAPHAM LANE MINDEN, NV 89423  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

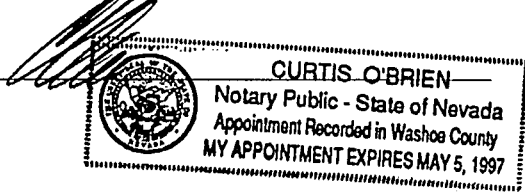
GENERAL ACKNOWLEDGMENT

STATE OF NEVADA  
COUNTY OF Carson City

On this 13<sup>th</sup> day of JANUARY, 1997, 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,

MICHAEL A. LANDENBERGER AND JULIE H. LANDENBERGER  
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 ACKNOWLEDGMENT

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

COPY

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'97 JAN 13 P3:18

**404530**

BK0197PG1450

LINDA SLATER  
RECORDER  
\$ 9.00 PAID KJ DEPUTY