

Order No.  
Escrow No. 181564 BB  
Loan No.

WHEN RECORDED MAIL TO:

Joyce Robin Powell  
P.O. Box 11494  
Santa Rosa, CA 95406

204554 ZTO

R.P.T.T. EXEMPT # 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ron L. Welsh, spouse of the grantee herein

hereby GRANT(S), BARGAIN and SELL to

Joyce Robin Powell, a married woman as her sole and separate property

the real property situate in the  
County of  
follows:

, State of Nevada, described as

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

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS HIS/HER SOLE AND SEPARATE PROPERTY.

Together with all tenements, hereditaments and appertenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated January 11, 1999

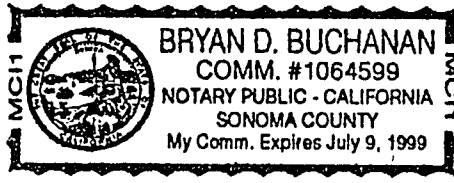
Ron L. Welsh  
Ron L. Welsh

STATE OF CALIFORNIA }  
COUNTY OF Sonoma } ss.

On 1-12-99 before me,  
Bryan D. Buchanan  
personally appeared Ron L. Welsh

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Bryan D. Buchanan 0459066



BK0199PG3544

(This area for official notarial seal)

DESCRIPTION

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

PARCEL 1:

Lot 99, in Block E, as shown on the AMENDED MAP OF GLENBROOK SUBDIVISION UNIT 2 (2-A), filed in the Office of the County Recorder on October 13, 1978 in Book 1078, at Page 999, as Document No. 26250, of Official Records of Douglas County, Nevada and on the SECOND AMENDED MAP OF GLENBROOK SUBDIVISION UNIT 2 (2-A), filed in the Office of the County Recorder on January 30, 1980 in Book 180, at Page 1512, as Document No. 41035, of Official Records of Douglas County, Nevada.

PARCEL 2:

The exclusive right to use for garage purposes that parcel designated as "garage easement" that is appurtenant to Parcel 1 above.

APN 01-180-21

REQUESTED BY  
FIRST AMERICAN TITLE CO.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'99 JAN 20 A11:26

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0459066

BK0199PG3545

LINDA SLATER  
RECORDER  
\$800 PAID DEPUTY

FATCO

WHEN RECORDED MAIL TO

Mission Hills Mortgage Corporation  
1403 North Tustin Ave, Ste 280  
Santa Ana, CA 92705

Loan Number : 72010074  
Escrow Number : 181569 *BB*  
Title Number : 181569 *BB*

204554 ZTO

[Space Above This Line For Recording Data]

# DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on January 4, 1999  
The grantor is JOYCE ROBIN POWELL, A MARRIED WOMAN AS HER SOLE AND SEPARATE  
PROPERTY

Hartford Escrow Inc., A California Corporation

Mission Hills Mortgage Corporation, a California Corporation  
which is organized and existing under the laws of California

1403 North Tustin Ave, Ste 280, Santa Ana, CA 92705

("Borrower"). The trustee is

("Trustee"). The beneficiary is

, and whose address is

Two Hundred Eighty-Seven Thousand Two Hundred Fifty Dollars And 00/100  
Dollars (U.S. \$ 287,250.00 ) ("Lender"). Borrower owes Lender the principal sum of

. This debt is evidenced by Borrower's note dated the same date as this Security  
Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on  
February 1, 2014

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by  
the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with  
interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of  
Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably  
grants and conveys to Trustee, in trust, with power of sale, the following described property located in:

DOUGLAS County, Nevada:  
ALL THAT CERTAIN REAL PROPERTY AS MORE PARTICULARLY DESCRIBED  
ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

which has the address of 261 SHORT ROAD

[Street]

GLENBROOK

[City]

Nevada 89413

[Zip Code]

("Property Address");

NEVADA - Single Family - Fannie Mac/Freddie Mac Uniform Instrument

ITEM 1918L1 (9803)

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Eastern  
Software  
CORPORATION

Form 3029 9/90

GREATLAND

To Order Call: 1-800-530-9393 FAX 616-791-1131

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