

1999-13721-LPM

Recording requested by:
WELLS FARGO BANK, N.A.

When recorded return to:

Wells Fargo Bank, N.A.
Attn: Lien Perfection
P.O. Box 5140
Portland, OR 97208-5140

State of Nevada

Space Above This Line For Recording Data

1012643 8001

SHORT FORM DEED OF TRUST

19991370915560

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is 06/16/1999 and the parties are as follows:

TRUSTOR ("Grantor"):

ALLAN D. SAPP AND PATRICIA J. SAPP, HUSBAND AND WIFE AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

whose address is:

850 SHERIDAN LANE, GARDNERVILLE, NV 89410

TRUSTEE: **AMERICAN SECURITIES COMPANY OF NEVADA, 18700 NW Walker Rd., Bldg. 92
Beaverton, OR 97006**

BENEFICIARY ("Lender"): **WELLS FARGO BANK, N.A., 18700 NW Walker Rd., Bldg. 92,
Beaverton, OR 97006**

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of DOUGLAS, State of Nevada, described as follows: **THE LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF.**

with the address of 850 SHERIDAN LANE, GARDNERVILLE, NV 89410

and parcel number of 19-212-46

together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$200,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is. **30 YEARS FROM THE DATE OF THE SECURED DEBT, OR SUCH LESSER PERIOD AS MAY BE PROVIDED. SECURED DEBT IS A REVOLVING LINE OF CREDIT.**

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4. **MASTER FORM DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Master Form Deed of Trust ("Master Form"), inclusive, dated February 1, 1997 and recorded on 02-11-97 as Instrument Number 0406446 in Book 0297 at Page 1267 of the Official Records in the Office of the Recorder of DOUGLAS County, State of Nevada, are hereby incorporated into, and shall govern, this Security Instrument.

SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

[Signature]
ALLAN D SAPP Grantor 6/22/99 Date
[Signature]
PATRICIA J SAPP Grantor 6/22/99 Date

Grantor Date

Grantor Date

ACKNOWLEDGMENT:
(Individual)

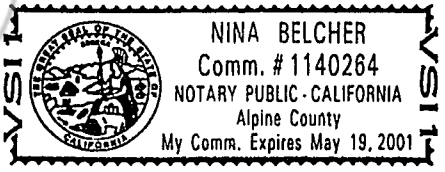
STATE OF CALIFORNIA, COUNTY OF ALPINE } ss.

This instrument was acknowledged before me on JUNE 22, 1999 by
ALLAN D. SAPP AND PATRICIA J. SAPP

[Signature]
Signature of notarial officer

Title and Rank (Optional)

My commission expires: MAY 19, 2001



(Seal)

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Wells Fargo Bank, N.A.
Attn: Lien Perfection
P.O. Box 5140
Portland, OR 97208-5140
W297B (4/8/97)

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

Legal Description of Revised Parcel 1 of the Parcel Map for Dorothy Colley and Diane Gordon

All that certain Lot, Piece, Parcel or Portion of land situate lying and being within the West 1/2 of Section 14 and the East 1/2 of Section 15, Township 12 North, Range 19 East, M.D.B. & M. and more particularly described as follows:

A Lot Line Adjustment between Parcel No. 1 and 2, as shown on that Map entitled "PARCEL MAP FOR DOROTHY COLLEY AND DIANE GORDON" filed for record in Book 1286, at Page 3238, as Document No. 147357, of Official Records of Douglas County, Nevada and more particularly described as follows:

PARCEL NO. 1 of aforesaid Parcel Map.

TOGETHER WITH all those portions of Parcel Map No. 2, as shown on the aforesaid Parcel Map and more particularly described as follows:

COMMENCING at the Northeast corner of aforesaid Parcel No. 1, which point is THE TRUE POINT OF BEGINNING; thence along the Easterly line of said parcel No. 2. North 25°54'52" West a distance of 144.87 feet; thence leaving said Easterly line South 64°00'25" West a distance of 253.14 feet; thence South 22°36'30" East a distance of 197.02 feet to a point on the Northerly line of aforesaid Parcel No. 1; thence along said Northerly line the following courses and distances: North 65°24'45" East a distance of 28.69 feet; thence North 54°12'40" East a distance of 41.20 feet; thence North 47°35' 11" East a distance of 53.05 feet; thence North 38°10'18" East a distance of 41.14 feet; thence North 45°41'07" East a distance of 40.23 feet; thence North 64°04'08" East a distance of 69.19 feet to THE TRUE POINT OF BEGINNING;

AND COMMENCING at the Southwest corner of aforesaid Parcel No. 1 which point is THE TRUE POINT OF BEGINNING; thence along the Southerly line of said Parcel No. 2. South 69°42'22" West a distance of 95.00 feet to the Southwest corner of said Parcel No. 2; thence along the Westerly line of said Parcel No. 2. North 38°58'10" West a distance of 288.64 feet; thence North 62°59'51" East a distance of 155.89 feet of the West line of aforesaid Parcel No. 1; thence along said West line South 26°40'22" East a distance of 293.47 feet to THE TRUE POINT OF BEGINNING.

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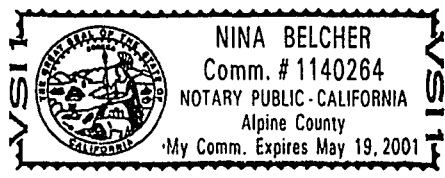
ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ALPINE } SS.

On JUNE 22, 1999 before me, NINA BELCHER,
(DATE) (NOTARY)
personally appeared ALLAN D. SAPP AND PATRICIA J. SAPP
SIGNER(S)

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.

Nina Belcher
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL) DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

TITLE OR TYPE OF DOCUMENT

- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

NUMBER OF PAGES

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DATE OF DOCUMENT

OTHER

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REQUESTED BY
FIRST AMERICAN TITLE CO.

**IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA**

'99 JUN 28 A11:15

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LINDA SLATER
RECORDER

\$ 11.00 PAID KJ DEPUTY