

APN: 5.201-070

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

8492466

State of Nevada

Space Above This Line For Recording Data

Assessor's Parcel Number: 05-201-070

0061980 0001  
20011721128400

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is 07/10/2001 and the parties are as follows:

**TRUSTOR ("Grantor"):**

RAYMOND W. LEITNER AND B. SUSAN LEITNER, TRUSTEES OF THE LEITNER LIVING TRUST DATED SEPTEMBER 18, 1994

whose address is:

PO BOX 1532 ZEPHYR COVE, NV, 89448

**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: 658 RIVEN ROCK ROAD ZEPHYR COVE, NV 89448

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 AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 300,000.00 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: 07/10/2031

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 February 11, 1997 as Document 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).

_____ THE LEITNER LIVING TRUST	Grantor	_____ Date
<i>Raymond W. Leitner</i> _____ RAYMOND W. LEITNER, TRUSTEE	Grantor	<i>7/13/01</i> _____ Date
<i>B. Susan Leitner, Trustee</i> _____ B. SUSAN LEITNER, TRUSTEE	Grantor	<i>7/13/01</i> _____ Date
_____	Grantor	_____ Date

**ACKNOWLEDGMENT:**  
(Individual)

STATE OF Nevada, COUNTY OF Douglas } ss.

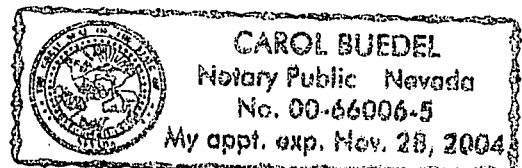
This instrument was acknowledged before me on July 13, 2001 by  
Raymond W Leitner and B. Susan Leitner.

*Carol Buedel*  
\_\_\_\_\_

Signature of notarial officer

\_\_\_\_\_  
Title and Rank (Optional)

My commission expires: NOV. 28, 2004



(Seal)

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0518875  
BK0701PG5265

**SCHEDULE A (CONTINUED)**

(C) Subject to any conflicts in boundary lines, or discrepancies that would be revealed by a correct survey, the land referred to in this guarantee is that land located in the County shown herein, in the State of Nevada, and is described in the herein referenced instrument as follows:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 7, in Block B, as shown on the map of Zephyr Heights Subdivision Unit NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 7, 1955, in Book 1, as Document No. 10441.

ASSESSOR'S PARCEL NO. 05-201-070

COPY

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2001 JUL 20 PM 12: 23

LINDA SLATER  
RECORDER

\$9<sup>00</sup> PAID *KD* DEPUTY

0518875

BK 0701 PG 5266