

REQUESTED BY
MARQUIS TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

APN: 1219-23-001-012

2004 MAR -8 PM 2: 58

Prepared by:
NowLine
PO Box 5943
Sioux Falls, SD 57117-5943

WERNER CHRISTEN
RECORDER

Return to:
NowLine
PO Box 5943
Sioux Falls, SD 57117-5943

\$16⁵⁰ PAID *KJ* DEPUTY

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OPEN-END NEVADA DEED OF TRUST

APN 1219-23-001-012
Initial Loan Advance \$45,000.00

This DEED OF TRUST, made this 3 day of MARCH, 2004, between WILLIAM C BROQUIST and S CLAUDINE BROQUIST, husband and wife as community property with right of survivorship as TRUSTOR, whose address is 413 DINO CT, GARDNERVILLE, NV 894606410; MARQUIS TITLE AND ESCROW, INC a Nevada corporation, as TRUSTEE; and NowLine, organized under the laws of South Dakota, whose address is 3201 N. 4th Ave., Sioux Falls, SD 57104, as BENEFICIARY,

WITNESSETH: That Trustor hereby grants, conveys, and confirms unto Trustee in Trust, with Power of Sale, for the benefit of the Beneficiary the real property in the City of GARDNERVILLE, County of Douglas, State of Nevada, described as follows:

PARCEL 4-C OF THAT PARCEL MAP NO. 2 FOR DINO NATALI RECORDED DECEMBER 19, 1986, IN BOOK 186 AT PAGE 2677, DOCUMENT NO. 147128
ASSESSORS PARCEL NO. 1219-23-001-012

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION AND WITHOUT LIABILITY FOR THE CONSIDERATION THEREOF OR AS TO THE VALIDITY OR SUFFICIENCY OF SAID INSTRUMENT OR FOR THE EFFECT OF SUCH RECORDING ON THE TITLE OF THE PROPERTY INVOLVED

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

To have and to hold the same unto trustee, and his or its successors and assigns on the trust hereinafter expressed, namely, as security for the payment of the indebtedness evidenced by a Credit Card Account Agreement (hereinafter referred to as "Account Agreement") of even date herewith, in the sum stated above as "Initial Loan Advance," as well as any and all future loan advances which may be made by Beneficiary to Trustor pursuant to the terms of the Account Agreement, and the balance of said Account Agreement is payable in monthly instalments according to the terms thereof and default in making or paying any monthly instalment shall, at the Beneficiary's option, and without notice or demand render the entire unpaid balance thereof at once due and payable. The maximum principal amount of the unpaid balance of said Account Agreement that is secured by this Open-End Deed of Trust is \$55,000.00.

This Open-End Deed of Trust is governed by Nevada Revised Statutes sections 106.300 through 106.400 inclusive.

Trustor agrees not to sell or transfer the property herein described without Beneficiary's prior written consent and any such sale or transfer shall constitute a default under the terms hereof and the indebtedness secured hereby shall become immediately due and payable.

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BK 0304 PG 03652

Trustor promises to properly care for and keep the property herein described in first-class condition, order, and repair; to care for, protect, and repair all buildings and improvements situated thereon; not to remove or demolish any buildings or other improvements situated thereon; to restore any uninsured building or improvement damaged or destroyed thereon; to complete in a good, workmanlike manner any building or other improvement which may be constructed thereon, and to pay, when due, all claims for labor performed and for materials furnished therefor; to underpin and support, when necessary, any building or other improvement situated thereon, and otherwise to protect and preserve the same.

All the provisions of this instrument shall inure to and bind the heirs, devisees, legal representatives, successors and assigns of each party hereto respectively. The rights or remedies granted hereunder or by law shall not be exclusive but shall be concurrent and cumulative.

It is expressly agreed that the trusts created hereby are irrevocable by trustor.

Any trustor who is a married woman hereby expressly agrees that recourse may be had against her separate property for any deficiency and for the sale of the property hereunder.

In witness whereof, trustor has executed the above and foregoing the day and year first above written.

Trustor: [Signature]
(Type Name) WILLIAM C BROQUIST

Trustor: [Signature]
(Type Name) S CLAUDINE BROQUIST

STATE OF _____)

COUNTY OF _____) ss

On MARCH 3, 2004 before me, the undersigned a Notary Public in and for said County and State, personally appeared WILLIAM C BROQUIST and S CLAUDINE BROQUIST, husband and wife as community property with right of survivorship known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me he, she or they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.
(Seal)

Notary Public

DO NOT RECORD

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid.

To Trustee: _____ Dated _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance To:

NowLine

By _____
(authorized signature)

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State of Nevada
County of CARSON

On MARCH 3RD, 2004 before me, the undersigned Notary Public in and for said County and State, personally appeared WILLIAM C. BEQUIST AND S. CLAUDINE BEQUIST known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me he, she or they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Witness my hand and official seal.

(SEAL)



Notary Public



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