

OFFICIAL RECORD

Requested By:

WESTERN TITLE COMPANY INC

APN: 1220-17-401-005

RECORDING REQUESTED BY:
Western Title Company, Inc.

WHEN RECORDED MAIL TO:

Name JULIE M. SUTHERLAND
Street P.O. BOX 1606
Address
City,State TURLOCK, CA 95831
Zip

91229.99

Order No. 00028243-502- SLG

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0705 PG-13482 RPTT: 0.00



(SPACE ABOVE THIS LINE FOR RECORDERS USE)

DEED OF TRUST WITH ASSIGNMENT OF RENTS

This DEED OF TRUST, made on June 29, 2005, between **CHARLOTTE MORELLI, an unmarried woman, TRUSTOR**, whose address is 1351 OLD FOOTHILL RD, GARDNERVILLE, NV 89410, **Western Title Company, Inc., a Nevada Corporation, TRUSTEE**, and **BOBBIE F. SUTHERLAND, JULIE M. SUTHERLAND and SARA J. CLOWERS, as CO TRUSTEES OF THE SUTHERLAND LIVING TRUST DATED 9/20/89** as to \$50,000.00 interest; **OLIVEIRA ENTERPRISES, LLC, a California Limited Liability Company** as to \$25,000.00 interest and **PATRICIA LANGLEY, an unmarried woman** as to \$25,000.00 interest, **BENEFICIARY**,

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the City of N/A, County of DOUGLAS, Nevada, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

In the event the herein described property or any part thereof, or any interest therein is sold, agreed to be sold, conveyed or alienated by the trustor, or by the operation of law or otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, at the option of the holder hereof and without demand or notice shall immediately become due and payable.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of **\$100,000.00** with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured; (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed

of Trust.

Deed of Trust – Page 2

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the Fictitious Deed of trust recorded in the office of each County Recorder in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
Churchill	39 Mortgages	363	115384	Lincoln			45902
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050	Mineral	11 Off. Rec.	129	89073
Elko	192 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	Ormsby	72 Deeds	537	32867
Eureka	22 Off. Rec.	138	45941	Pershing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	Storey	"S" Off. Rec.	206	31506
Lander	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R.E. Records	258	

shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at this address herein before set forth.

Charlotte Morelli
CHARLOTTE MORELLI

STATE OF NEVADA } ss

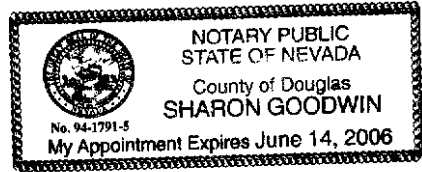
COUNTY OF Douglas

This instrument was acknowledged before me on

7/13/05

by Charlotte Morelli

[Signature]
Notary Public



Legal Description

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

All that portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 12 North, Range 20 East, M.D.B. &M., more particularly described as follows:

BEGINNING at the Northwest corner of Lot 2 of TIERRA LINDA ESTATES SUBDIVISION as recorded; thence South $0^{\circ}23'30''$ East along the West side of Lot 2, a distance of 276.38 feet to a point; thence North $88^{\circ}11'45''$ West, a distance of 315.32 feet to a point; thence North $0^{\circ}22'28''$ East, a distance of 276.37 feet to a point; said point being on the Southerly right of way line of Verde Way; thence South $88^{\circ}11'45''$ East along said right of way line, a distance of 315.24 feet to the POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on April 26, 2004, in Book 0404, Page 12037, as Document No. 611174, of Official Records.

