

OFFICIAL RECORD

Requested By:
DONALD AVERY

A.P.N: 1318-10-413-003
RECORDATION REQUESTED BY:
Mary Pat Ledoux

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-1205 PG- 5469 RPTT: 0.00

✓ WHEN RECORDED MAIL TO:

Mary Pat Ledoux
5642 126th Ave SE
Bellvue, WA 98006



**SHORT FORM DEED OF TRUST AND ASSIGNMENT
OF RENTS**

This Deed of Trust, made this 6th day of December 2005, between

Donald S. Avery, a single man

herein called TRUSTOR,

whose address is

P.O. Box 10416

Zephyr Cove, Nevada 89448

and TSI TITLE AND ESCROW, INC., a Nevada Corporation, herein called TRUSTEE, and

Mary Pat Ledoux, a single woman

herein called BENEFICIARY.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Douglas County, Nevada, described as:

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

Lot 83, as shown on the map of Zephyr Knolls Subdivision, Unit No. 4, filed in the Office of the County Recorder of Douglas County, State of Nevada on October 14, 1957 in Book 1 of Maps, Document No. 12699

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

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 197,087.21 executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note of even date herewith secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or Document No. of Official Records in the Office of the County Recorder of the county where said property is located, noted below opposite the name of such county, viz.:

DOCUMENT

DOCUMENT

DOCUMENT

COUNTY	NO	BK	PG	COUNTY	NO	BK	PG	COUNTY	NO	BK	PG
Clark	413987	514		Humboldt	116986	3	83	Nye	47157	67	163
Churchill	104132	34 mrgs	591	Lander	41172	3	758	Ormsby	72637	19	102
Douglas	24495	22	415	Lincoln	41292	0 mtgs	467	Pershing	57488	28	58
Elko	14831	43	343	Washoe	407205	734	221	Storey	28573 Rmtgs.	112	
Esmeralda	26291	3H deeds	138	Lyon	88486	31 mtgs.	449	White Pine	128126	261	341-3
Eureka	39602	3	283	Mineral	76648	16 mtgs.	534				

Hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$ _____ and with respect to attorneys' fees provided for by covenant 7 the percentage shall be ____ %.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Dated: Dec 12, 2005

Donald S. Avery
Donald S. Avery

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS, OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STATE OF NEVADA

COUNTY OF: DOUGLAS

ON 12/12/05 before me LEANN TETER personally appeared Donald S. Avery 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 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.

Leann M. Teter
LEANN M. TETER
NAME (TYPED OR PRINTED)

