

OFFICIAL RECORD

Requested By:  
LEXINGTON NATIONAL INSURANCE

CORP  
Douglas County - NV  
Werner Christen - Recorder

Page: 1 OF 3 Fee: 16.00  
BK-1205 PG-11847 RPTT: 0.00



WHEN RECORDED MAIL TO:

LEXINGTON NATIONAL INSURANCE CORP.  
214 EAST LEXINGTON STREET  
BALTIMORE, MARYLAND 21202  
410-625-0800

APN 1220161010093

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ABSOLUTE ASSIGNMENT OF RENTS

This Deed of Trust with Assignment of Rents, is made this 20 day of December 2005 by

Ian Orr (TRUSTOR),

whose address is 13103 S. Riverview Dr. Gardnerville NV 894100  
(number and street) (City) (State) (Zip)

to Brian J. Frank & Ronald A. Frank of 214 E. Lexington Street, Baltimore, Maryland 21202 (Trustee), for the benefit of LEXINGTON NATIONAL INSURANCE CORPORATION, (Beneficiary) whose address is 214 East Lexington Street, Baltimore, Maryland 21202, Trustor irrevocably grants and conveys to Trustee, in Trust, with power of sale, all Trustor's right, title and interest now owned or later acquired in the following described property.

located in the County of Douglas State of Nevada  
lot 112, as said lot is shown on the official Plat of Gardnerville Ranchos Unit No. 2 filed in the office of the county recorder of Douglas County, Nevada on June 1, 1905, in Book 1 of Maps filed as No. 28309 and Title Sheet amended on June 4, 1905, as Filing No. 28377

COMMONLY KNOWN AS 13103 S. Riverview Dr. Gardnerville NV 894100 APN 1220161010093

Together with all the tenements, hereditaments and appurtenances now or hereafter hereunto belonging or in any way appertaining, and the rents, issues and profits thereof are herein referred to as the PROPERTY.

This deed is for the purpose of securing performance of each agreement of Trustor herein contained, and securing payment to the said Beneficiary of the monies due to it and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by it (and as more fully set forth in that certain ball bond and/or indemnity agreement(s), which agreement(s) is made a part thereof by reference as though herein fully set forth), on account of, growing out of, or

resulting from the execution of a bond or bonds on behalf of Ian Orr

Bond No. 2005-BB-20200 In the matter of State of Nevada

Ian Orr AND FOR WHICH AMOUNTS and the matters set forth in this ball bond and/or indemnity agreement, these presents are security.

- To protect the security on the Deed of Trust, Trustor covenants and agrees:
1. To keep the property in good condition and repair, to permit no waste thereof; to complete any building, structure or improvements being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulation, covenants, conditions and restrictions affecting the property.
  2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of the Deed of Trust.
  3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Trustor. The amount collected under any insurance policy may be applied upon indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose the Deed of Trust. In the event of foreclosure, all rights of the Trustor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
  4. To defend any action or proceeding purporting to affect the security hereof of the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose the Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should trustor fail to pay when due any taxes, assessments, insurance premium, liens encumbrances or other charges against the property herein above described, Beneficiary may pay the same, and the amount so paid, with interest at the legal rate, shall be added to and become part of the debt secured by this Deed of Trust:

**IT IS MUTUALLY AGREED THAT:**

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby, Beneficiary does not waive its right to require prompt payment when due of all other sums to secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, upon written request of the Trustor and Beneficiary, or upon satisfaction of the obligation secured and with written request for reconveyance made by the Beneficiary or the person entitled thereto.


4. Upon default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request by Beneficiary, Trustee shall sell the trust property at public auction to the highest bidder. Any person except Trustee may bid at the Trustee's sale Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's Fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Trustor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all requirements of law and of the Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of a bona fide purchaser and encumbrances for value.

6. Absolute Assignment of Rents. That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of this trust, to collect the rents, issues and profits of the property, reserving unto the Trustor the right prior to any default by Trustor of any obligations secured hereby or in performance of such default, Beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by court, and without regard to be the adequacy of any security for the obligations hereby secured, enter upon and take possession of the Property or any part thereof, in his own name sue for or otherwise collect rents, issues and profits including attorney's fees, upon any obligations secured hereby, and in such order as the Beneficiary may determine. The entering upon and taking possession of this Property, the collection of such rents, issues and profits and application thereof as previously stated, shall not cure or waive any default hereunder or invalidate any act done pursuant to such notice.

7. Beneficiary, or any successor in ownership of the obligations secured hereby, may from time to time, by instrument in writing, substitute a successor or successor to any Trustee named herein or action hereunder, which instrument, executed by the Beneficiary alone and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated shall be conclusive proof of proper substitution of such successor trustee or trustees, who shall without conveyance from the trustee predecessor, succeed to all its title, estate, rights, power, and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

8. That this Deed applies to, insures to the benefit of and binds all parties, hereto their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term beneficiary shall mean the owner and holder including pledges, of the indemnity Agreement secured hereby, whether or not named as beneficiary herein.

X   
(Signature of Trustor)

X \_\_\_\_\_  
(Signature of Trustor)

X Tau F. Orr  
(Name of Trustor-Please Print)

X \_\_\_\_\_  
(Name of Trustor-Please Print)

State of Nevada

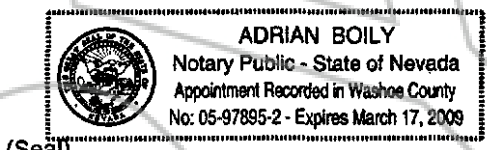
County of Washoe

On Dec. 20, 2005 before me, Adrian Boily (here insert name).

Notary Public, personally appeared John Orr 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 all 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.

Signature Adrian Boily



(Seal)