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ASSESSOR'S PARCEL NO. 1319-19-710-018 [

RECORDING REQUESTED BY:
Annie's Bail Bonds
206 E. Washington Street
Carson City, NV 89701

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0406 PG- 4555 RPTT: 0.00



WHEN RECORDED MAIL TO:
✓ Annie's Bail Bonds
206 E. Washington Street
Carson City, NV 89701

Space above this line for Recorder's Office

SHORT FORM DEED OF TRUST

Bond No A25-00274199 Amount \$20,000.00 Defendant JEFF LARGE

This Deed of Trust, made this 27TH day of MARCH 2006 between
JEFF LARGE herein called **Trustor**, whose address
is 223 SKI COURT, UNIT B, STATELINE, NV 89449 and **ANNIE'S BAIL BONDS**
herein called **Trustee**, whose mailing address is 206 E. Washington St., Carson City, Nevada 89701, and
Accredited Surety & Casualty Co., Inc., herein called **Beneficiary** whose mailing address is P.O. Box 2067,
Winter Park, FL 32790. *** **Witneseth: That Trustor irrevocably grants, transfers and assigns to Trustee**
in Trust, with Power of Sale, the property in DOUGLAS County, State of NEVADA described
as: 223 SKI COURT, UNIT B, STATELINE, NV 89449 - SUMMIT VILLAGE, LOT 38, UNIT B

Together with the appurtenances thereto and warranting the title to said premises.***To have and to hold the same unto said Trustee and his successors, upon the trusts hereinafter expressed, namely: For the purpose of securing payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by the **Accredited Surety and Casualty Co., Inc.**, a corporation, hereinafter called the **Surety**, or by the **Beneficiary** (and as more fully set forth and described in a certain **Bail Bond Agreement**, which is made a part hereof by references as though herein fully set forth) on account of, growing out of, or resulting from the execution of certain bonds written.*****Trustor Agrees:**

(a) To keep said property in good condition and repair, not to remove or demolish any building thereon; to maintain adequate insurance thereon and to pay: at least ten days before delinquency all taxes and assessments affecting said property, all encumbrances, charges and liens, with interest, on said property or any part thereof, and all costs, fees and expenses of this Trust.

(b) That the **Surety of Beneficiary**, or any successor in ownership of any indebtedness or obligation secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the **Surety or Beneficiary** and fully 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, powers and duties.

© That a certificate signed by the **Beneficiary** at any time hereafter setting forth that the said bond had been

declared forfeited or that a loss, damage, expenditures of liability has been sustained by the Surety or Beneficiary on account of the aforesaid Bond; the date or dates and amount or amounts of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Bond was executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at ten per cent per annum from demand to date of payment and attorneys fees. Upon delivery of said Certificate to Trustee, Beneficiary may declare all sums of obligations secured hereby due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property which notice Trustee shall cause to be duly filed for record.**The Undersigned Trustor Requests that a copy of any notice of default and of notice of sale hereunder be mailed to him at his address herein above set forth

X *[Signature]*
(Signature of Trustor)
Jeff Large
(Name of Trustor - Please Print)

X _____
(Signature of Trustor)

(Name of Trustor - Please Print)

State of Nevada }
County of Carson }

On 3-27-06, before me Dennis Joseph Justin
a Notary Public, personally appeared Jeff Large
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 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 *[Signature]* (seal)

