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DOC # 0679628  
07/13/2006 01:53 PM Deputy: PK

OFFICIAL RECORD

Requested By:

TITLE COURT SERVICE

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 6 Fee: 19.00  
BK-0706 PG-4518 RPTT: 0.00



A.P.N.: 1220-22-211-018

Recording Requested by: LSI

✓ When Recorded Mail to:

LSI, A Fidelity National Financial Company

5029 Dudley Blvd #E

McClellan, CA 95652

(800)964-3524

Loan Number: 106053111277000

ELS# 2456659

Prepared by: Chirag Ruparelia

Citibank

P.O. Box 790017, MS 221

St. Louis, MO 63179

(800) 925-2484

Mail Tax Statement to:

Sara Nielsen

1436 Purple Sage Dr.

Gardnerville, NV 89460

**RECORDING REQUESTED BY:  
FIDELITY NATIONAL TITLE**

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**OPEN END DEED OF TRUST AND ASSIGNMENT OF RENTS**

**DEED OF TRUST AND ASSIGNMENT OF RENTS**

MIN: 100011506301026572

**When Recorded Mail To:**

LSI #2456659  
A Fidelity National Information Services Co.  
50269 Dudley Blvd., Suite E  
McClellan, CA 95652

**TRUSTOR(S):**

SARA NIELSEN, A MARRIED WOMAN AS HER  
SOLE AND SEPARATE PROPERTY

1436 PURPLE SAGE DR  
GARDNERVILLE, NV 89460

**TRUSTEE:** First American Title Company

**LENDER:**

CITIBANK (WEST), FSB  
ONE SANSOME STREET  
SAN FRANCISCO, CA 94104

**This Instrument Prepared By:**

CHIRAG RUPARELIA (800) 925-2484  
Citibank  
P.O. Box 790017, MS 221  
St. Louis, MO 63179  
**ACCOUNT NO.:** 106053111277000  
**LOAN DATE:** 07/03/2006  
**AMOUNT OF LOAN:** \$81,000.00  
**APN:** 1220-22-211-018

**BENEFICIARY:**

Mortgage Electronic Registration Systems, Inc., a corporation organized under the laws of Delaware, whose address and telephone number is P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. Mortgage Electronic Registration Systems, Inc. is Beneficiary of this Deed of Trust solely as nominee for Lender and Lender's successors and assigns and the successors and assigns of Mortgage Electronic Registration Systems, Inc.

**Mail Tax Statements To:** 1436 PURPLE SAGE DR , GARDNERVILLE, NV 89460

THIS DEED OF TRUST SECURES A NOTE [ ] WITH [X] WITHOUT A DEMAND FEATURE

Your signature here signifies that you have read all the terms of this agreement, including those terms listed below.

Sara Nielsen 07/03/2006

Trustor: SARA NIELSEN  
 Married  Unmarried

Trustor:  
 Married  Unmarried

Trustor:  
 Married  Unmarried

Trustor:  
 Married  Unmarried

Married  Unmarried

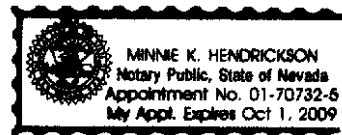
Married  Unmarried

STATE OF NEVADA }  
COUNTY OF Douglas } SS.

On 07/03/2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sara Nielsen known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he executed the same.

Minnie K. Hendrickson  
Notary Signature

Minnie K. Hendrickson  
Type or Print Notary's Name



**Deed of Trust, continued**

By signing this Deed of Trust, the above signed (all, if more than one), hereafter "Trustor", for the purpose of securing payment of a Promissory Note of even date from Trustor to Beneficiary above named, the Maximum Outstanding at any given time not to exceed the Amount of Loan stated above, hereby grants, transfers and assigns to the above named Trustee in trust, with power to sell, the following described real estate together with all improvements thereon situated in Nevada, County of DOUGLAS.

**SEE ATTACHED RIDER FOR LEGAL DESCRIPTION**

Trustor understands and agrees that Beneficiary holds only legal title to the interests granted by Trustor in this Deed of Trust, but, if necessary to comply with law or custom, Beneficiary (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Deed of Trust.

If the Trustor shall fully pay according to its terms the indebtedness as hereby secured then this Trust Deed shall become null and void.

Trustor agrees to pay when due all taxes, liens and assessments that may accrue against the above described property and shall maintain insurance in such form and amount as may be satisfactory to the Beneficiary in said Beneficiary's favor, and in default thereof Beneficiary may (but is not obligated to do so and without waiving its right to declare a default) effect said insurance in its own name or pay such lien, tax or assessment. The premium tax, lien or assessment paid shall be added to the unpaid balance of the obligation herein and be secured by this Deed of Trust and shall bear interest from the date of payment at the above Annual Percentage Rate.

Upon any sale or transfer of the above-described property by Trustor, with or without the written consent of Beneficiary, Beneficiary may, at its option, charge a transfer fee equal to one percent of the then-outstanding Note balance. In addition, should Trustor sell, convey, transfer or dispose of, or further encumber said property or any part thereof, without the written consent of Beneficiary being first had and obtained, the Beneficiary shall have the right, at its option, to declare all sums secured hereby forthwith due and payable. Beneficiary shall have waived such option to charge a transfer fee and/or to accelerate if, prior to the sale or transfer, Beneficiary and the person to whom said property is to be sold or transferred ("Trustor's Successor") reach agreement in writing that Trustor's Successor shall assume Trustor's obligations under the Note secured by this Deed of Trust, that the credit of Trustor's Successor is satisfactory to Beneficiary, and that the interest payable on the sums secured by this Deed of Trust shall be at such rate as Beneficiary shall request. In the event such an assumption takes place, Beneficiary may, at its option, collect from Trustor or Trustor's Successor an assumption fee equal to one percent of the then-outstanding Note balance.

As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power, and authority to collect the income from the real estate described above, together with all improvements thereon, hereafter "Property Income", reserving to Trustor the right, prior to any default by Trustor in payment of any indebtedness secured by this Deed of Trust or in performance of any agreement hereunder, to collect and retain such Property Income as it becomes due and payable. Upon any such default, Beneficiary may at any time, without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness secured hereby, enter upon and take possession of said real estate and improvements or any part thereof, in his own name sue for or otherwise collect such Property Income, including the past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said real estate and improvements, the collection of such Property Income, and the application thereof as aforesaid, shall not cure or waive any default or notice of Trustee's sale hereunder or invalidate any act done pursuant to such notice.

Upon default by Trustor in payment of any indebtedness secured hereby or in the performance of any agreement hereunder all sums secured hereby shall immediately become due and payable at the option of Beneficiary and without demand but upon notice to Trustor. In such event and upon written request of Beneficiary, the Trustee shall sell, for lawful money of the United States, the property then subject to this Deed of Trust, as a whole or in separate parcels, at Beneficiary's option, in accordance with the provisions of the laws of the State of Nevada in force at the time of such sale, and if in separate parcels, in such order as Beneficiary may direct, a public auction to the highest



**Deed of Trust, continued**

bidder for cash in lawful money of the United States, payable at the time of sale. Trustee may postpone the sale of all or any portion of said property by public oral announcement at the time and place of sale, and from time to time thereafter may postpone such sale by public oral announcement at the time fixed by the preceding postponement. Trustee shall apply the proceeds of sale to payment of: all sums expended under the term hereof, not then repaid; all other sums then secured hereby, and the remainder, if any to the person or persons legally entitled thereto.

Trustor also agrees that in the event of any default in any terms and conditions of any prior trust deed affecting the aforesaid real estate or in the event of any default in any of the terms and conditions of any other trust deed, the lien of which may be or become prior and paramount to the lien of this instrument, then in every such event the Beneficiary may, at its option, declare the indebtedness secured by this instrument due for all purposes, and foreclosure may be had hereunder as in the case of any other default hereunder, or if Beneficiary chooses, Beneficiary may pay such sum or sums as shall be necessary so that the terms and conditions of any trust deed, the lien of which is then prior and paramount to the lien of this instrument, may be complied with, which such sums or sum when paid shall be secured by the lien of this instrument and shall bear interest from the date of such payment or payments at the highest lawful contract rate per annum.

Beneficiary may, without the concurrence of Trustor and/or Trustee, at any time and for any reason, by instrument in writing substitute a successor to any Trustee named herein or acting hereunder, which instrument, when properly acknowledged and recorded in the office of the County Clerk of the County where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee who shall succeed to all its title, estate, rights, powers and duties.

This Deed inures to the benefit of, and binds all parties hereto, their heirs, legatees, administrators, executors, successors and assigns.



**Deed of Trust, continued**

**THE ABOVE SIGNED TRUSTOR REQUEST 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.**

**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 this Deed of Trust. All sums secured by said Deed of Trust have been paid, and you are requested, 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 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:

By: \_\_\_\_\_  
Corporate Name

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.  
Both must be delivered to the Trustee for cancellation before reconveyance will be made.**

Reserve this space for use of Recording Office

**When Recorded Mail To:**  
LSI #2456659  
A Fidelity National  
Information Services Co.  
50269 Dudley Blvd., Suite E  
McClellan, CA 95652



**Exhibit A**

LEGAL DESCRIPTION

County of Douglas, State of NV,

The real property located in the City of Gardnerville, County of Douglas, State of Nevada .  
described as follows:

Lot 3, in Block B, as shown on the map of Barrington Ranchos, filed for record in the Office of the County Recorder of Douglas County, Nevada on March 1, 1991, in Block 391, Page 187, as Document No. 245840, being a Re-Subdivision of Lot 706, as shown on the map of Gardnerville Ranchos Unit No. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada on May 29, 1973, in Book 573, Page 1026, as Document No. 66512.

Legal description taken from: deed recorded 7/21/2005, as document number 0650103.

Assessor's Parcel No: 1220-22-211-018  
Street Address: 1436 PURPLE SAGE DR  
GARDNERVILLE, NV, 89460

