

OFFICIAL RECORD

Requested By:
FIRST AMERICAN EQUITY LOAN
SERVICES

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0908 PG- 3361 RPTT: 0.00



APN 1320-29-115-012

Recording Requested By: *Proposed By*

Name NowLine
Address PO Box 5943
City/State/Zip Sioux Falls, SD 57117-5943

Open-End Nevada Deed of Trust
(Title of Document)

38780940

Please complete the cover page, check one of the following and sign below.

I the undersigned hereby affirm that this document submitted for recording does not contain a social security number.

OR

I the undersigned hereby affirm that this document submitted for recording contains a social security number of a person as required by law: _____ (Law).

Signature

[Handwritten Signature]

HEUSSA JARDINE Title

LDSO

Date

7/23/08

When recorded mail to:
✓ First American Title Insurance Co.
Lenders Advantage
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
Attn: NR1120

This page is added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fees apply)

This cover page must be typed or printed.

Prepared by:
NowLine
PO Box 5943
Sioux Falls, SD 57117-5943

Return to:
NowLine
PO Box 5943
Sioux Falls, SD 57117-5943

5538095

OPEN-END NEVADA DEED OF TRUST

APN 1320-29-115-012
Initial Loan Advance \$ 0.00

This DEED OF TRUST, made this 23 day of JULY, 2008, between
ROBERT A. MILLER and
BERYL A. MILLER
TRUSTEES OF THE MILLER LIVING TRUST, DTD JUNE 10 2004 as TRUSTOR,
whose address is 1126 WISTERIA LN
MINDEN, NV 89423
FIRST AMERICAN TITLE INSURANCE
a Nevada corporation, as TRUSTEE; and NowLine, organized under the laws of South Dakota, whose
address is 3201 N. 4th Ave., Sioux Falls, SD 57104, as BENEFICIARY,

WITNESSETH: That Trustor hereby grants, conveys, and confirms unto Trustee in Trust, with Power of Sale, for the benefit of the Beneficiary the real property in the City of MINDEN, County of DOUGLAS, State of Nevada, described as follows:

The description of the property is on a separate addendum attached to this Mortgage/Deed of Trust, which description is part of the Mortgage/Deed of Trust.

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

To have and to hold the same unto trustee, and his or its successors and assigns on the trust hereinafter expressed, namely, as security for the payment of the indebtedness evidenced by a Credit Card Account Agreement (hereinafter referred to as "Account Agreement") of even date herewith, in the sum stated above as "Initial Loan Advance," as well as any and all future loan advances which may be made by Beneficiary to Trustor pursuant to the terms of the Account Agreement, and the balance of said Account Agreement is payable in monthly instalments according to the terms thereof and default in making or paying any monthly instalment shall, at the Beneficiary's option, and without notice or demand render the entire unpaid balance thereof at once due and payable. The maximum principal amount of the unpaid balance of said Account Agreement that is secured by this Open-End Deed of Trust is \$ 20,000.00.

This Open-End Deed of Trust is governed by Nevada Revised Statutes sections 106.300 through 106.400 inclusive.

NV-0965NOWLINE-1007 (ROC)

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Trustor agrees not to sell or transfer the property herein described without Beneficiary's prior written consent and any such sale or transfer shall constitute a default under the terms hereof and the indebtedness secured hereby shall become immediately due and payable.

Trustor promises to properly care for and keep the property herein described in first-class condition, order, and repair; to care for, protect, and repair all buildings and improvements situated thereon; not to remove or demolish any buildings or other improvements situated thereon; to restore any uninsured building or improvement damaged or destroyed thereon; to complete in a good, workmanlike manner any building or other improvement which may be constructed thereon, and to pay, when due, all claims for labor performed and for materials furnished therefor; to underpin and support, when necessary, any building or other improvement situated thereon, and otherwise to protect and preserve the same.

All the provisions of this instrument shall inure to and bind the heirs, devisees, legal representatives, successors and assigns of each party hereto respectively. The rights or remedies granted hereunder or by law shall not be exclusive but shall be concurrent and cumulative.

It is expressly agreed that the trusts created hereby are irrevocable by trustor.

Any trustor who is a married woman hereby expressly agrees that recourse may be had against her separate property for any deficiency and for the sale of the property hereunder.

In witness whereof, trustor has executed the above and foregoing the day and year first above written.

Robert A Miller as trustee of the Miller Living Trust dated June 10, 2004
Trustor: Robert A Miller as trustee of the Miller Living Trust dated June 10, 2004

(Type Name) ROBERT A MILLER AS TRUSTEE OF THE MILLER LIVING TRUST DATED JUNE 10, 2004

Beryl A. Miller as trustee of THE MILLER LIVING TRUST DATED JUNE 10, 2004
Trustor: Beryl A. Miller as trustee of THE MILLER LIVING TRUST DATED JUNE 10, 2004

(Type Name) BERYL A MILLER AS TRUSTEE OF THE MILLER LIVING TRUST DATED JUNE 10, 2004

STATE OF NEVADA)
) ss
COUNTY OF CARSON)

On JULY 23, 2008 before me, the undersigned a Notary Public in and for said County and State, personally appeared ROBERT A MILLER AS TRUSTEE OF THE MILLER LIVING TRUST DATED JUNE 10, 2004 & BERYL A MILLER AS TRUSTEE OF THE MILLER LIVING TRUST DTD JUNE 10 2004 known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me he, she or they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.
(Seal)

[Signature]

Notary Public



Mortgage/Deed of Trust Addendum

Addendum for legal description of mortgage/deed of trust dated, JULY 23, 2008, ROBERT A MILLER AS TRUSTEE OF THE MILLER LIVING TRUST DATED JUNE 10, 2004, BERYL A MILLER AS TRUSTEE OF THE MILLER LIVING TRUST DATED JUNE 10, 2004 mortgagor(s):

Legal description:

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 260 AS SHOWN ON OFFICIAL MAP OF WINHAVEN UNIT NO. 4, PHASE A, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 19, 1993, IN BOOK 893, PAGE 3898, AS DOCUMENT NO. 315526.

APN:1320-29-115-012

COOPER

NA-1492NOWLINE-1205 (ROC)

