

18-

DOC # 0779421
03/03/2011 02:54 PM Deputy: PK
OFFICIAL RECORD
Requested By:
ALSSI

Recording requested by:

Michele Himmelberg

When recorded mail to:

✓ **Michele Himmelberg**
18 Wayfarer
Irving, California 92614

Mail with tax information to:

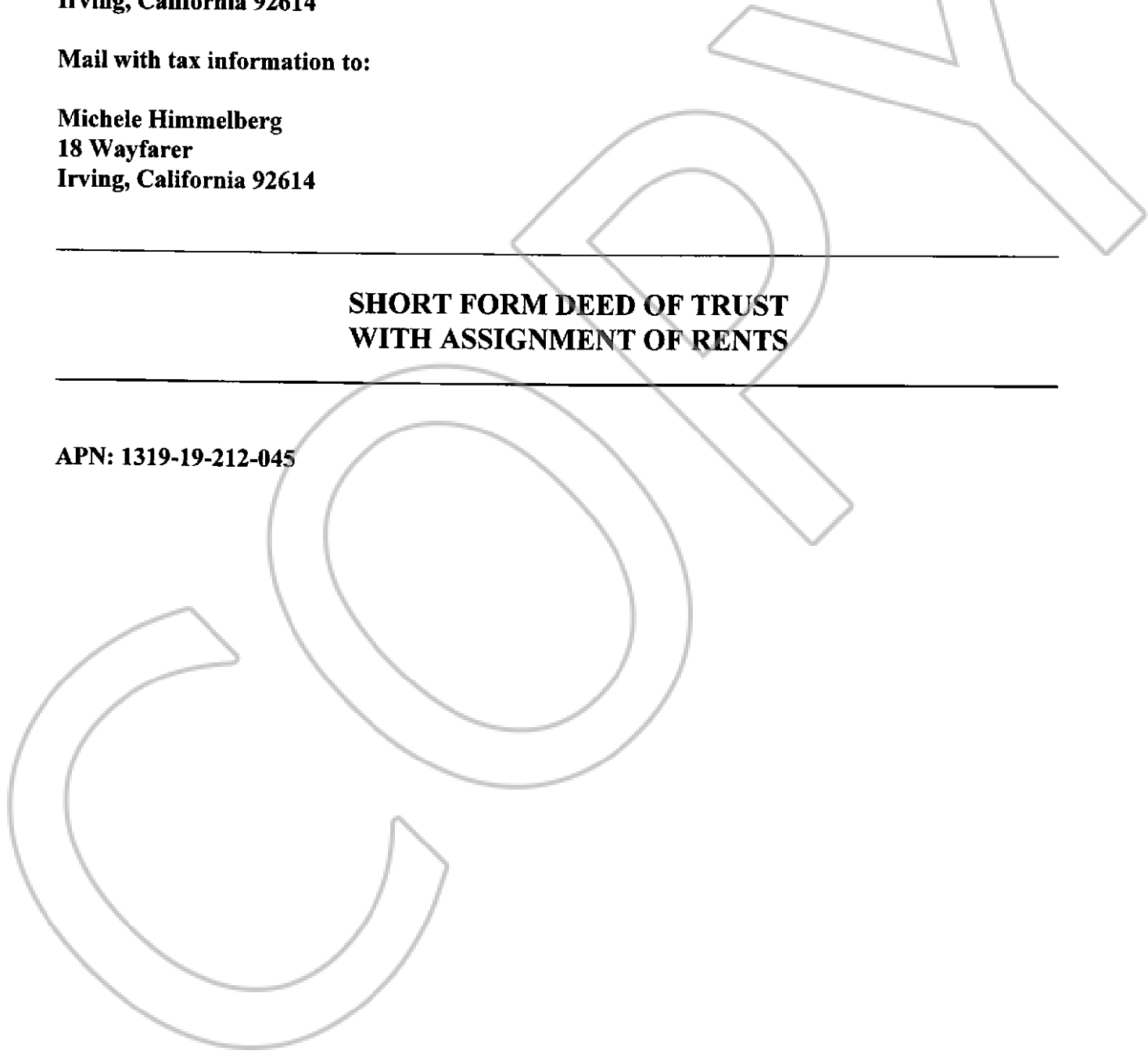
Michele Himmelberg
18 Wayfarer
Irving, California 92614

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0311 PG-0689 RPTT: 0.00



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

APN: 1319-19-212-045



APN: 1319-19-212-045

RECORDING REQUESTED BY:

MICHELE HIMMELBERG

WHEN RECORDED MAIL TO:

MICHELE HIMMELBERG
18 WAYFARER
IRVINE, CA 92614

Title Order No.: _____ Space Above This Line For Recorder's Use Escrow No.: _____

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

THIS DEED OF TRUST, made this 8th day of December, 2010, between JAMES E. FARMER, herein called **Trustor**, whose address is 105 Hohani Place, Haiki (Maui), Hawaii 96708, **NORTHERN NEVADA TITLE COMPANY**, a Nevada corporation, herein called **Trustee**, and MICHELE HIMMELBERG, 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: 223B South Benjamin Drive, Stateline, Nevada, 89449.

TOGETHER WITH the rents, issues and profits thereof, subject, however, to the right, power and authority given to and conferred upon Beneficiary herein to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING:

1. Payment of the indebtedness evidenced by one Promissory Note Secured by Deed of Trust (hereinafter referred to as the "Note") dated December 8, 2010, and any extension or renewal thereof, in the principal sum of ONE HUNDRED THIRTY THOUSAND EIGHT HUNDRED TWENTY-THREE AND 97/100 DOLLARS (\$130,823.97) executed by Trustor in favor of Beneficiary.
2. Payment of any additional sums and advances hereafter made by Beneficiary or her assignee to or for the benefit of Trustor or his successor in ownership of the real property encumbered hereby.
3. Performance of each agreement of Trustor herein contained.

DEED OF TRUST:

This is a Deed of Trust securing the Note in original amount of ONE HUNDRED THIRTY THOUSAND EIGHT HUNDRED TWENTY-THREE AND 97/100 DOLLARS (\$130,823.97).

James E. Farmer 12/8/2010
JAMES E. FARMER



DUE ON SALE:

If at any time after the date hereof, the real property located at 223B South Benjamin Drive, Stateline, Nevada, 89449, or any part thereof or any undivided interest in the fee thereof, (i) is sold, transferred or otherwise conveyed by Trustor, either voluntarily or by operation of law, or (ii) is or becomes the subject of a contract or a grant of option for the sale, transfer or conveyance thereof, or (iii) is further encumbered by another deed of trust, lien or other encumbrance without Beneficiary's prior written consent, then Beneficiary shall have the right and option to declare, without giving notice or making a demand of any kind, that the entire indebtedness secured by or set forth in this Deed of Trust is immediately due and payable; and, upon such declaration, such indebtedness shall be immediately due and payable. Waiver of such right of acceleration shall be only by express writing; and failure to exercise or delay in exercising, such right shall not be construed as a waiver of such right.

RECONVEYANCE:

Upon payment in full of all sums due under the Note, Beneficiary agrees to reconvey, or cause to be reconveyed, all rights, title and interest Beneficiary is granted in this Deed of Trust and to forever waive any claims or rights due hereunder.

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 HREINBEFORE SET FORTH.

Signature of Trustor

JAMES E. FARMER
223B South Benjamin Drive
Stateline, Nevada, 89449

NOTICE: LEGAL RIGHTS AND DUTIES ARE CREATED UPON THE EXECUTION OF THIS DOCUMENT. THE PARTIES ARE ADVISED TO CONSULT WITH THEIR RESPECTIVE ATTORNEYS PRIOR TO SIGNING THIS DOCUMENT.

APN: 1319-19-212-045

ATTACHMENT TO
SHORT FORM DEED OF TRUST WITH ASSIGNMENT OF RENTS

LEGAL DESCRIPTION TO
PROPERTY COMMONLY KNOWN AS
223B SOUTH BENJAMIN DRIVE, STATELINE, NEVADA 89449

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 453 B as shown on that DEGEN PARCEL MAP filed for record in the Office of the County recorder of Douglas County, Nevada, on September 19, 1979, as Document No. 36826, said map being a parcel map of Lot 453 as shown on the amended Map of Summit Village, recorded in the Office of the County Recorder of Douglas County, Nevada, on September 17, 1968, as Document No. 42231, and on Second Amended Map recorded January 13, 1969, as Document No. 43419, Official Records of Douglas County, Nevada.

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

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

ca
ca ^{Hawaii}
State of California ^{Maui}
County of Los Angeles

On December 8, 2010 before me, Chyrette L. Williams

Notary Public, personally appeared, JAMES E. FARMER, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of ^{Hawaii} ~~California~~ that the foregoing *ca* paragraph is true and correct.

WITNESS my hand and official seal.

Chyrette L. Williams
Signature of Notary

Doc. Date: 12/8/10 2nd Circuit
Pages: 2
Doc. Description: Short Form Deed
of Trust With Assignment of Benef
x *Chyrette Williams* 12/8/10
CHYRELLE L. WILLIAMS, Notary Public Date

CHYRELLE L. WILLIAMS
My commission expires 1/5/2011

L.S.

L.S.