

OFFICIAL RECORD
Requested By:

TSI

APN: 1320-29-213-021

When Recorded, Mail To:
Mr. & Mrs. James Meenan
P.O. Box 226
Glenbrook, NV. 89413

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0411 PG- 0460 RPTT: 0.00



SHORT-FORM DEED OF TRUST WITH ASSIGNMENTS OF RENT
[Due On Sale/Encumbrance Clause]

THIS DEED OF TRUST, is made this 22nd day of February, 2011, between PATRICK JAMES MEENAN AND DESIREE ANNE MEENAN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, herein called TRUSTOR, and TSI TITLE & ESCROW, INC., herein called TRUSTEE, and JAMES MEENAN AND CHARLENE MEENAN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, herein called BENEFICIARY.

WITNESSETH:

TRUSTOR IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that certain real property and improvements located in Douglas County, Nevada, described as:

Lot 67, Block C of WINHAVEN UNIT 2 PHASE A, as shown on the Official Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on September 14, 1990 in Book 990, Page 1934 as Document No. 234654.

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

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing BENEFICIARY to collect and enforce the same by any lawful means in the name of any party hereunto.

THIS DEED OF TRUST IS 2ND IN LIEN AND JUNIOR TO A FIRST DEED OF TRUST OF RECORD IN THE AMOUNT OF \$250,000.00.

THIS DEED OF TRUST IS GIVEN TO SECURE A PORTION OF THE PURCHASE PRICE OF THE HEREIN DESCRIBED REAL PROPERTY.

For the Purpose of Securing: (1) Performance of each agreement of TRUSTOR incorporated by reference or contained herein; (2) Payment of the indebtedness evidenced by one Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of \$14,000.00, executed by TRUSTOR in favor of BENEFICIARY or order; (3) Payment of such additional sums as may hereafter be advanced for the account of TRUSTOR or Assigns by BENEFICIARY with interest thereon.

To protect the Security of this Deed of Trust, TRUSTOR Agrees: By execution and delivery of this Deed of Trust and the Note of even date herewith secured hereby, that provisions (1) to (15) inclusive of the Deed of Trust recorded in the Official Records in the Office of the County Recorder of Douglas County, Nevada, at Book 57, at Page 115 as Document No. 40050 which provisions hereby are adopted and incorporated herein and made a part herein as full as though set forth herein at length; that TRUSTOR will observe and perform said provisions; and the references to property, obligations, and parties set forth in this Deed of Trust. The parties agree that with respect to Provision 16, the amount of fire insurance required by Covenant 2 shall be replacement costs; interest under Covenant 4 shall be 6% and, with respect to attorneys' fees provided for by Covenant 7, the amount shall be reasonable attorneys' fees.

IN THE EVENT THE HEREIN-DESCRIBED PROPERTY, ANY PART THEREOF, OR ANY INTEREST THEREIN IS SOLD, AGREED TO BE SOLD, CONVEYED OR ALIENATED BY TRUSTOR, BY THE OPERATION OF LAW OR OTHERWISE, ALL OBLIGATIONS SECURED BY THIS INSTRUMENT IRRESPECTIVE OF THE MATURITY DATES EXPRESSED THEREIN, AT THE OPTION OF THE HOLDER HEREOF AND WITHOUT DEMAND OR NOTICE SHALL IMMEDIATELY BECOME DUE AND PAYABLE.

The undersigned TRUSTOR requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to them at their address hereinbelow set forth.



PATRICK JAMES MEENAN



DESIREE ANNE MEENAN

Address of Trustor:

Mr. & Mrs. Patrick James Meenan
1639 Lantana Drive
Minden, NV. 89423

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 2nd day of April, ~~2008~~ 2011, personally appeared before me, a Notary Public, in and for said County and State, Patrick James Meenan & Desiree Anne Meenan known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same, freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.



[Handwritten Signature]

NOTARY PUBLIC