

OFFICIAL RECORD

Requested By:

TSI

APN: 1318-15-610-031

When Recorded, Mail To:
Genie Corporation and
Mr. Philip E. Hempler, Trustee
P.O. Box 277
Zephyr Cove, NV. 89448

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0811 PG- 4746 RPTT: 0.00



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

THIS DEED OF TRUST, is made this 8th day of August, 2011, between John J. Totaro and Deana Totaro, husband and wife as community property, herein called TRUSTOR, and TSI TITLE & ESCROW, INC., herein called TRUSTEE, and GENIE CORPORATION, A NEVADA CORPORATION, AS TO AN UNDIVIDED 50% INTEREST AND PHILIP E. HEMPLER, TRUSTEE FBO HEMPLER FAMILY TRUST DTD 8/1/2000, AS TO AN UNDIVIDED 50% INTEREST, 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 17 in Block B as shown on the map of ROUND HILL VILLAGE UNIT NO. 3, filed in the Office of the County Recorder of Douglas County, Nevada on November 24, 1965 in Book 36 at Page 131 as Document No. 30185, Official Records.

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.

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 \$250,000.00, 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.

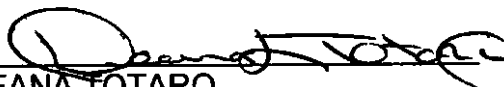
To protect the Security of this Deed of Trust, TRUSTOR Agrees: By execution and delivery of this Deed of Trust and the Note of even date herewith secured hereby, that provisions (1) to (15) inclusive of the Deed of Trust recorded in the Official Records in the Office of the County Recorder of Douglas 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 8% and, with respect to attorneys' fees provided for by Covenant 7, the amount shall be reasonable attorneys' fees.

IF THE REAL PROPERTY SECURED BY THIS DEED OF TRUST, OR ANY PART THEREOF IS SOLD, CONVEYED OR ALIENATED, OR ENCUMBERED SAID REAL PROPERTY, BY THE OPERATION OF LAW OR OTHERWISE, ALL OBLIGATIONS HEREIN OWING, REGARDLESS OF THE MATURITY DATES, AT THE OPTION OF THE HOLDER 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.



JOHN TOTARO



DEANA TOTARO

**Address of Trustor and
MAIL TAX STATEMENTS TO:**

Mr. & Mrs. John J. Totaro
27842 Via Uribe
Laguna Niguel, CA. 92677

ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Orange) ss.

On the 22nd day of August, ²⁰¹¹~~2008~~, personally
appeared before me, a Notary Public, in and for said County and State,
John J. Totaro and Deana Totaro, 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.


NOTARY PUBLIC

