

DOC # 800938
04/19/2012 09:50AM Deputy: SG
OFFICIAL RECORD
Requested By:
Southwest Financial Service
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-412 PG-4642 RPTT: 0.00

Prepared By:
Southwest Financial Services, Ltd.
537 E Pete Rose Way, STE 300
Cincinnati, OH 45202



020641530-000389234



Return To (name and address):
Southwest Financial Services, Ltd.
537 E Pete Rose Way, STE 300
Cincinnati, OH 45202

Parcel No 1419-11-001-005

State of Nevada

Space Above This Line For Recording Data

DEED OF TRUST
(With Future Advance Clause)

95492
3000861672

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is03/26/2012
..... The parties and their addresses are:

GRANTOR:
JOHN B RICHARDSON AND DIANE E RICHARDSON, TRUSTEES OF THE RICHARDSON
FAMILY TRUST DATED APRIL 10, 2003

If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their
signatures and acknowledgments.

TRUSTEE:
U.S. Bank Trust Company, National Association,
a national banking association organized under the laws of the United States
111 SW Fifth Avenue
Portland, OR 97204

LENDER:
U.S. Bank National Association ND,
a national banking association organized under the laws of the United States
4325 17th Avenue SW
Fargo, ND 58103

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is
acknowledged, and to secure the Secured Debt (defined on page 2) and Grantor's performance
under this Security Instrument, Grantor irrevocably grants, bargains, conveys and sells to Trustee,
in trust for the benefit of Lender, with power of sale, the following described property (*if property
description is in metes and bounds the name and mailing address of the person who prepared the
legal description must be included*) :
See attached Exhibit "A"

(page 1 of 3)
TM



The property is located in DOUGLAS COUNTY at

(County)

3550 MONT BLANC CT, CARSON CITY, Nevada

89705-7019

(Address)

(City)

(ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 100,000.00..... This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. SECURED DEBT AND FUTURE ADVANCES. The term "Secured Debt" is defined as follows:

A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. *(You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).)*

Borrower(s): JOHN RICHARDSON and DIANE RICHARDSON
Principal/Maximum Line Amount: 100,000.00
Maturity Date: 03/30/2037
Note Date: 03/26/2012

B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. **Future advances are contemplated and are governed by the provisions of NRS 106.300 to 106.400, inclusive.** All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

C. All other obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.

D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in Grantor's principal dwelling that is created by this Security Instrument.

(page 2 of 3)



5. **MASTER MORTGAGE.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Deed Of Trust (With Future Advance Clause) Master Mortgage (Master Mortgage), inclusive, dated11/02/2007..... and recorded as Recording Number or Instrument Number .0712437..... in Book .1107..... at Page(s) 747..... in the County, Nevada, County Recorder's office are hereby incorporated into, and shall govern, this Security Instrument. This Security Instrument will be offered for record in the same county in which the Master Mortgage was recorded.

6. **OTHER TERMS.** **Mortgage Rider - Escrow for Taxes and Insurance.** If checked, the covenants and agreement of the Mortgage Rider - Escrow for Taxes and Insurance is incorporated into and supplement and amend the terms of this Security Instrument.

SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1 and a copy of the provisions contained in the previously recorded Master Mortgage.


(Signature) JOHN B RICHARDSON, (Date) 3/26/12
Trustee


(Signature) DIANE E RICHARDSON, (Date) 3/26/12
Trustee

ACKNOWLEDGMENT:

STATE OF NEVADA, COUNTY OF Carson ss.
This instrument was acknowledged before me this 26th day of March 2012
(Individual) by JOHN B RICHARDSON AND DIANE E RICHARDSON, TRUSTEES OF THE RICHARDSON FAMILY
My commission expires: 2/2/2015 TRUST DATED APRIL 10, 2003

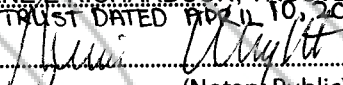

(Notary Public)
Nina Wright
(Title and Rank)
Notary Public





EXHIBIT "A" LEGAL DESCRIPTION

Page: 1 of 1

Account #: 20641530
Order Date : 02/29/2012
Reference : 20120381111551
Name : JOHN RICHARDSON
DIANE RICHARDSON
Deed Ref : N/A

Index #:
Registered Land :
Parcel #: 1419-11-001-005

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA:

LOT 29 AS SHOWN ON THAT CERTAIN MAP ENTITLED "ALPINE VIEW ESTATES, NO 2.", FILED IN THE OFFICE OF THE COUNTY RECORDER ON NOVEMBER 1, 1972 UNDER FILE NO. 62567.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 0573418, OF THE DOUGLAS COUNTY, NEVADA RECORDS.

