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OFFICIAL RECORD
Requested By:
TSI TITLE & ESCROW

APN: 1318-09-810-064

When Recorded, Mail To:

Mr. & Mrs. Raymond R. Peters, Trustees
P.O. Box 11879
Zephyr Cove, NV. 89448

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0512 PG- 5395 RPTT: 0.00



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

THIS DEED OF TRUST, is made this 21st day of May, 2012, between Paul M. Hwang and Judy Fujii-Hwang, husband and wife, herein called TRUSTOR, and TSI TITLE & ESCROW, INC., herein called TRUSTEE, Raymond R. Peters and Nancy M. Peters, Trustees of Raymond R. Peters and Nancy M. Peters Revocable Trust, date November 21, 1990, 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:

All that portion of Lot 12 Block E, as shown on the AMENDED MAP OF ZEPHYR COVE PROPERTIES, INC. SUBDIVISION NO. 2, filed for record on August 5, 1929 in Book 1 of Maps, Document No. 8537 in the Douglas County Recorder's Office more particularly described as follows:

Beginning at the most Northerly corner of said Lot 12; thence South 36°30'00" East 51.00 feet; thence South 53°30' West 125.00 feet; thence North 36°30'00" West 51.00 feet; thence North 53°30'00" East 125.00 feet to the point of beginning.

Per NRS, this legal description was previously recorded on August 15, 2000 in Douglas County, State of Nevada Official Records, Book 0800, Page 2789 as Document No. 0497740.

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 \$390,062.50, 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.

