

DOC # 815165
12/26/2012 12:54PM Deputy: SG
OFFICIAL RECORD
Requested By:
First American Title Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-1212 PG-6939 RPTT: 0.00



The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

APN 1220-24-401-008
Order No. TSF-22759
Camille Gardner-Scharo, Trustee
P.O. Box 1225
Minden, NV 89460

SPACE ABOVE FOR RECORDER'S USE ONLY

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 17th day of December 2012, between Joni L. Wilson, an unmarried woman, herein called TRUSTOR, whose address is 870 Whitney Way, Gardnerville, NV 89410, TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, herein called TRUSTEE, and Camille Gardner-Scharo, Trustee of the CGS Revocable Trust, dated 20th of May 2008, herein called BENEFICIARY, whose address is P.O. Box 1225, Minden, NV 89423.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS, AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Douglas County, Nevada, described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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 hereto.

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 \$90,000.00 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 the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or Document No. of Official Records in the Office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

Lyon, OCT. 30, 1997, as No. 211663

Mineral, NOV. 4, 1997, in Book 173, pages 267 - 269 as No. 11785

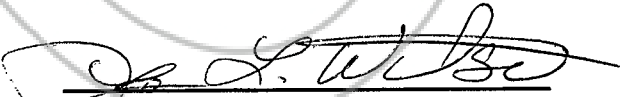
COUNTY	DOC. NO.	BOOK	PAGE	COUNTY	DOC. NO.	BOOK	PAGE
Clark	413987	514		Churchill	104132	34 mtgs	591
Washoe	407205	734	221	Douglas	24495	22	415
Nye	47157	67	163	Eureka	39602	3	283
Ormsby	72637	19	102	Humboldt	116986	3	83
Pershing	57488	28	58	Lander	41172	3	758
Storey	28573	R mtgs	112	Lincoln	41292	0 mtgs	467
White Pine	128126	261	341-344				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provision; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the 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 reasonable and with respect to attorneys' fees provided for by covenant 7 the percentage shall be reasonable.

Trustor agrees that Trustor shall not assign or transfer this Deed of Trust, the Promissory Note secured hereby, or any obligation or interest hereunder or the property, or any part thereof, which is described in this Deed of Trust, without written consent of Beneficiary. Any attempted Assignment or Transfer by Trustor in violation of the foregoing provision may, at Beneficiary's option, be deemed a default by the Trustor, and Beneficiary may pursue such remedy or remedies as may be available to it for such a material breach.

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 hereinbefore set forth.


Joni L. Wilson



STATE OF)
) ss.
COUNTY OF)

On 12/18/12 personally appeared before me, a Notary Public (or
Judge or other authorized person, as the case may be),

Joni L. Wilson

who acknowledged to me that she executed the within instrument.

Notary Public

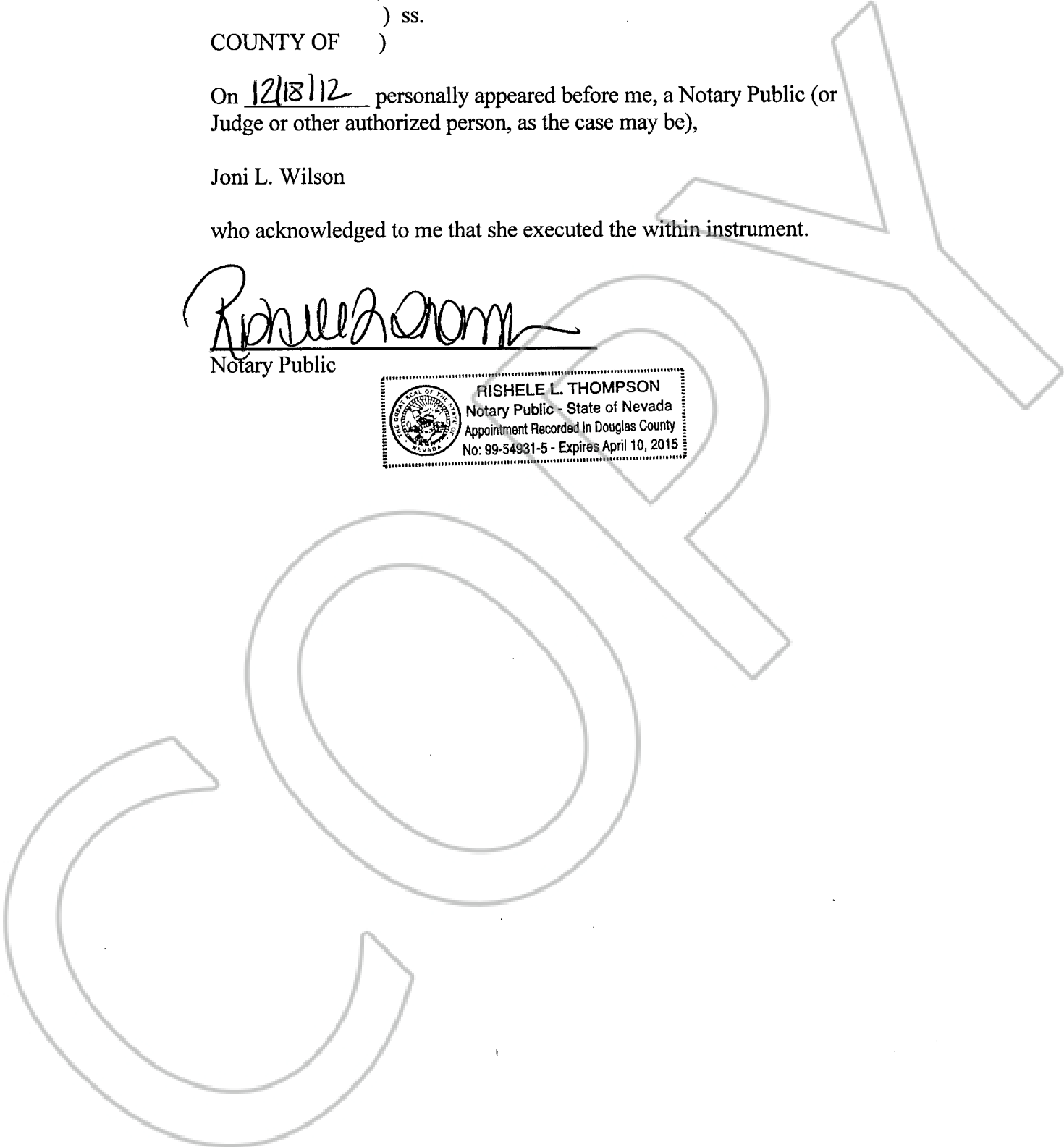
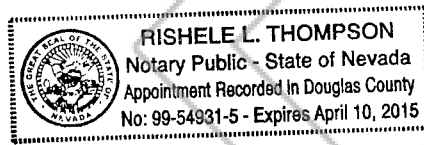




EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C-2 AS SHOWN ON PARCEL MAP NO. 3 FOR DON AND FRANCI LOCKMAN, RECORDED MAY 23, 1990 IN BOOK 590, PAGE 2603, AS DOCUMENT NO. 226670, OF OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA.

BEING A RESUBDIVISION OF PARCEL C AS SHOWN ON THE PARCEL MAP FOR DON AND FRANCI LOCKMAN, RECORDED DECEMBER 14, 1989, IN BOOK 1289, PAGE 1422, AS DOCUMENT NO. 216450, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.