

Doc Number: **0834598**

11/25/2013 03:57 PM

OFFICIAL RECORDS

Requested By:

TSI TITLE & ESCROW

APN: 1319-19-718-002

When Recorded, Mail To:

Lawrence C. Suter
PO Box 5105
Stateline, NV. 89449

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00

Bk: 1113 Pg: 5614



Deputy: sg

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

THIS DEED OF TRUST, made this 25th day of November, 2013, between KAREN FRANCES ULRICH, Trustee of the KAREN FRANCES ULRICH KICKS THE BUCKET TRUST dated December 25, 2010, herein called TRUSTOR, and TSI TITLE AND ESCROW, INC. herein called TRUSTEE, and LAWRENCE C. SUTER, a married man as his sole and separate property, 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:

Parcel B as shown on that certain Parcel Map recorded January 22, 1980 in Book 180 of Official Records, at Page 1060 Douglas County, Nevada as Document No. 40800, being a Parcel Map of Lot 514, as shown on the map entitled SUBDIVISION OF PARCELS A and B OF THE SECOND AMENDED MAP OF SUMMIT VILLAGE, as filed in the Office of the County Recorder of Douglas County, State of Nevada on October 27, 1969 as Document No. 46173 and Re-recorded December 23, 1969 as Document No. 46671

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 therein: (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 \$198,000.00, executed by TRUSTOR in favor of BENEFICIARY or order; and, (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 4.5% 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, ALIENATED BY 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.

THE KAREN FRANCES ULRICH KICKS
THE BUCKET TRUST dated December 25, 2010



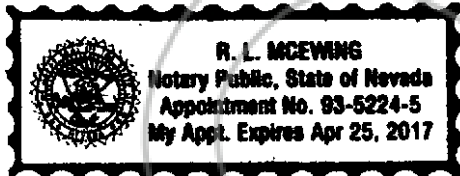
By: KAREN FRANCES ULRICH, Trustee

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 22nd day of November, 2013, personally appeared before me, R. L. McEwing a Notary Public, in and for said County and State, KAREN FRANCES ULRICH, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she 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