

Official Record

Recording requested By  
SOUTHWEST FINANCIAL SERVICES

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$42.00

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RPTT:

Recorded By: AE

Book- 263

Page- 0218

Prepared By:

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



018812188-000247900



0138153

Return To (name and address):

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

Assessor's Parcel Number: *012-230-33*

-----State of Nevada-----Space Above This Line For Recording Data-----

**DEED OF TRUST**  
(With Future Advance Clause)

This is a home loan as defined in NRS 598D.040 and it is subject to the provisions of Section 152 of the Home Ownership and Equity Protection Act of 1994, 15 U.S.C. Section 1602(aa), and the regulations adopted by the Board of Governors of the Federal Reserve System pursuant thereto, including, without limitation, 12 C.F.R. Section 226.32.

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is .....03/05/2011  
..... The parties and their addresses are:

GRANTOR:

ALBERT A. BOZZELLI and DEBORAH ANN BOZZELLI, Husband and Wife.

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

NEVADA - DEED OF TRUST (NOT FOR FNMA, FHLMC, FHA OR VA USE)

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Form USBREDTSFNV

9/14/2009

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*g.e.b.* *DLB*



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"

The property is located in ...LINCOLN COUNTY... at .....  
(County)  
.4475 PINTO WAY, CALIENTE....., Nevada 89008-0036.  
(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 \$ 102,000.00..... 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. (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)  
Borrower(s): DEBORAH BOZZELLI  
Principal/Maximum Line Amount: 102,000.00  
Maturity Date: 03/05/2021  
Note Date: 03/05/2011

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 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.

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.



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, dated .....11/06/2007..... and recorded as Recording Number ..... or Instrument Number 0130155..... in Book 236..... at Page(s) 590..... in the LINCOLN..... County, Nevada, County Recorder's 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 agreements 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.

*Albert A. Bozzelli*  
.....  
(Signature) ALBERT A. BOZZELLI

*Deborah Ann Bozzelli* 03-05-11  
.....  
(Signature) DEBORAH ANN BOZZELLI (Date)

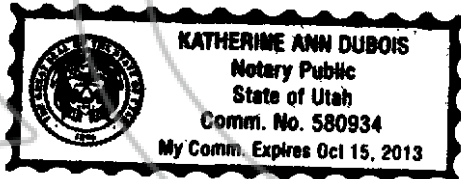
**ACKNOWLEDGMENT:**

STATE OF Utah..... COUNTY OF Iron..... ss.  
This instrument was acknowledged before me this 5th day of March..... 2011.....  
(Individual) by ALBERT A. BOZZELLI and DEBORAH ANN BOZZELLI, Husband and Wife.

My commission expires: Oct 15, 2013

*Katherine Ann Dubois*  
.....  
(Notary Public)

Assistant Manager  
.....  
(Title and Rank)





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**EXHIBIT "A" LEGAL DESCRIPTION**

Page: 1 of 1

Account #: 18812188  
Order Date : 01/24/2011  
Reference : 20110221352020  
Name : DEBORAH BOZZELLI  
Deed Ref : 146-571

Index #:  
Parcel #: 012-230-33

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**SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:  
PARCEL NO. 15 AS SHOWN ON PARCEL MAP FOR GARY A. CARRIGAN, FILED IN THE OFFICE  
OF THE COUNTY RECORDER OF LINCOLN COUNTY ON JULY 22, 1998 IN BOOK B, PAGE 140,  
AS FILE NO. 111327, LOCATED IN A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 67  
EAST, M.D.B.& M.**

