

1/23/2009 Page

1 of

3 9:52AM

Document Title: Deed of Trust
Reference Number:
Grantor(s): [_] additional grantor names on page 1. Cambron, David
2. Gonzalez, Angelica
Grantee(s): [_] additional grantee names on page
1. American Surety Company
2. Underwriters Surety Inc
Abbreviated legal description: [_] full legal on page(s)
Lot 6 Plat of T J Townhouses
Assessor Parcel / Tax ID Number: [_] additional tax parcel number(s) on page
P117593 4769-000-006-0000
I, Manuela Welgar, am hereby requesting an emergency non-
standard recording for an additional fee provided in RCW 36.18.010. I understand that the
recording processing requirements may cover up or otherwise obscure some part of the text
of the original document. Recording fee is \$43.00 for the first page, \$1.00 per page
thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.
Signed Manuel Melon Dated 1/12/09

AFTER RECORDING MAIL TO:

	American Surety Cor	Leath On Golfstift	& Gonzales			
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Address	412 E. Commercial S	treet				
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City / State	Los Angeles, CA 9001	12				
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·			,			4/-
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Insurance	SURETY COMPANY a	California Corporation	n, harein called the	BENEFICIARY, &	Gonzales & Go	nzales Bonds and
	Agency, Inc. 412 E. Como Corporation, herein calle	Hercial St., Los Angela	IS. Cailfornia Алел	is for passad Dance	-1	vriters Surety Inc.,
1	WITHESSETH: That Y	rustor(s) irravocably r	Cunimercial Street	, Los Angeles, CA (10012,	6 h 16 m
property in	the County of	A9, +				
Lot	Blo	ck	Tract "	9/4+ of T	J. Towns	ng yes on ped ## Sign descubed ##
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	t was executed, on accou			e Beneficiary's issu	ance of a certain	Immigration Bond
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Provisions (Please Record)

The following provisions (1) thru (11), of the foregoing Deed of Trust are incorporated by reference in said Deed of Trust as being a part

To Protect the security of This Deed of Trust, Trustor Agrees:

- (1) To keep said properly in good condition and repair; not to remove or demailsh any building thereon; to complete or restore promptly and in good workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, furnigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expanses, including cost of evidence of title and altorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on a appurtenant water stock; when due, all incumbrances, charges and ilens, with interest, on said property thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

 Should trustor fall to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purpose; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or tien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and bay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
- (6) That any award of damages in connection with any condemnation for public use or injury to said properly or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (7) That by accepting payment of any sum secured hereby after its due date. Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentations of this Deed and said for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may; reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recliais in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said to and this Deed (unless directed in such request to retain them.)
- (10) Due on sale clause. In the event trustor, without prior written consent of the Beneficiary, sells, agrees to sell, transfers or conveys its interest in said real property piedged as collateral herein or any part thereof or any interest therein, or shall be divested of title or any interest therein in any manner whether voluntary or involuntary, Beneficiary may, at its option, declare all sums secured hereby immediately due and payable. Fellure of the Beneficiary to exercise the option to accelerate the debt in the event of sale, assignment, or further encumbrances will not constitute waiver of the right to exercise this option in the event of subsequent sale, assignment, or further encumbrances. The terms "Trustor" and Beneficiary include their successors.
- (11) That this Deed applies to, increase to the benefit of, and binds all parties hereto, their hairs, tegatees, devisees, administrators, executors, or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

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Bond Agreement and Promissory Note



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(Internal Use Only)
(To Trustee: Request for Recon.)
(Date:)______