

DEED OF TRUST AND ASSIGNMENT OF RENTS

incorporating by reference certain provisions of a deed of trust (not fictitious) recorded in counties named herein. A copy of said provisions is set forth on the reverse hereof. lg - #113692-A

By this Deed of Trust, made this 12th day of February 1959, between LAWRENCE A. KELLEHER AND PEGGY J. KELLEHER, his wife,

, herein called Trustor, and SECURITY TITLE INSURANCE COMPANY, a California corporation, herein called Trustee, and GEORGE E. HANEY AND LULU C. HANEY, husband and wife,

, herein called Beneficiary. Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in Santa Barbara County, California, described as follows:

Lot 10 of the George Haney Tract, in Section 21, Township 5 North, Range 28 West, S.B.M., in the County of Santa Barbara, State of California, according to the map thereof recorded in Book 43 at page 53, of Record of Surveys, in the office of the County Recorder of said County.

EXCEPTING therefrom that portion thereof described as follows: Commencing at the Northwest corner of Lot 14 of said George Haney Tract; thence North 34°13' East 32.43 feet to the true point of beginning; thence North 30 feet; thence East 30 feet; thence South 30 feet; thence West 30 feet to the true point of beginning.

Together with all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise; and

Trustor also assigns to Beneficiary all rents, issues and profits of said realty, reserving the right to collect and use the same except during continuance of 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 in the principal sum of \$ 2,950.00 payable to Beneficiary or order; (3) the payment of any money that may be advanced by the Beneficiary to Trustor, or his successors, with interest thereon.

To Protect the security of this Deed of Trust, Trustor agrees by the execution and the delivery of this deed of trust and the note secured hereby that the provisions of section A, including paragraphs 1 to 5 thereof and the provisions of section B, including paragraphs 1 to 8 thereof of the deeds of trust recorded in the Official Records of the following counties in the state of California and in the books and at the pages of such Official Records as follows: Amador County, Book 61, Page 320; Calaveras County, Book 97, Page 51; El Dorado County, Book 369, Page 137; Fresno County, Book 2510, Page 402; Imperial County, Book 688, Page 555; Kings County, Book 397, Page 1; Los Angeles County, Book 25481, Page 351; Madera County, Book 403, Page 365; Marin County, Book 976, Page 165; Mariposa County, Book 27, Page 531; Merced County, Book 912, Page 197; Monterey County, Book 1651, Page 185; Nevada County, Book 213, Page 343; Orange County, Book 2527, Page 108; Riverside County, Book 853, Page 417; Sacramento County, Book 2930, Page 339; San Bernardino County, Book 2187, Page 142; San Diego County, Book 4257, Page 114; San Joaquin County, Book 1109, Page 18; San Luis Obispo County, Book 465, Page 41; Santa Barbara County, Book 763, Page 33; Santa Cruz County, Book 1039, Page 403; Stanislaus County, Book 912, Page 215; Tulare County, Book 1286, Page 325; Tuolumne County, Book 69, Page 427; Yolo County, Book 466, Page 325; which provisions are identical in each of said deeds of trust, shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as fully as though set forth herein at length; and that the references to lands, obligations, and parties in said provisions shall be construed to refer to the lands, obligations, and parties set forth in this deed of trust. A copy of said provisions is printed on the reverse side of this deed of trust.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinafter set forth.

TRUSTOR SIGN HERE

STREET AND NUMBER (For each trustor)

CITY

STATE

Lawrence A. Kelleher 478 Alon Rd. Santa Barbara Calif. Mrs. Peggy J. Kelleher 478 Alon Rd. Santa Barbara Calif.

STATE OF CALIFORNIA COUNTY OF

Santa Barbara

ss.

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

Mr. George E. Haney 3010 Foothill Road, Santa Barbara

ORDER No. 113692-A ESCROW No. Same

On February 17, 1959

before me, the undersigned a Notary Public in and for said County and State, personally appeared

LAWRENCE A. KELLEHER and PEGGY J. KELLEHER

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal) Notary Public in and for said County and State.

My Commission Expires March 8, 1959

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF Security Title Insurance Co. FEB 18 1959 at 8:30 A.M. BOOK 1596 PAGE 546 OFFICIAL RECORDS Santa Barbara County, Calif. JAMES G. FOWLER, Recorder Lulu M. Reppner, Deputy FEE \$ 2.00

5190

PHOTOCOPY BY: Finnea H. Thuren Deputy

CHECKED BY: Martha B. Hines Deputy

JAMES G. FOWLER, COUNTY RECORDER

(USE OF THIS FORM IS RECOMMENDED ONLY IN THE COUNTIES NAMED HEREIN)