Title Security Agency
of Pinal County, L.L.C.

RECORDING REQUESTED BY
Title Security Agency of Arizona
AND WHEN RECORDED MAIL TO:

TITLE SECURITY AGENCY OF PINAL
COUNTY LL
6400 E. TANQUE VERDE
SUITE A
TUCSON, AZ 85715

ESCROW NO.: 01002427 - 010 - LS

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 12/04/06 1342
FEE: $14.00
PAGES: 3
FEE NUMBER: 2006-165687

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

Date: November 20, 2006

TRUSTOR:

Tami Bigthumb, an unmarried woman

whose mailing address is **4631 E. Mustang Dr. , Eloy, AZ 85231**

TRUSTEE:

Title Security Agency of Arizona, An Arizona Corporation

whose mailing address is: **6400 E. Tanque Verde, Suite A, Tucson, AZ 85715**

BENEFICIARY:

Herbert I. Cohen and Eilenn G. Cohen, Co-Trustees of The Cohen Revocable Trust, Established June 3, 2004

whose mailing address is:

20738 N. 83rd Avenue, #103-227, Peoria, AZ 85382

Property situated in the County of **Pinal**, State of **ARIZONA**, as described as follows:

Lot 20, of VILLA GRANDE RANCHEROS, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 18 of Maps, Page 26.

Together with all buildings, improvements and fixtures thereon or hereinafter erected thereon.

Street address if any, or identifiable location of this property:

4631 E. Mustang Dr., Eloy, AZ 85231

THIS DEED OF TRUST, made on the above date by, between and among the TRUSTOR, TRUSTEE and BENEFICIARY above named.

WITNESSETH: That Trustor hereby irrevocably grants, conveys, transfers and assigns to the Trustee in Trust, with Power of Sale, the above described real property (the Trust Property), together with leases, issues, profits, or income therefrom (all of which are hereinafter called "property income"): **SUBJECT**, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such property income.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

FOR THE PURPOSE OF SECURING:

A. Payment of the indebtedness in the principal sum of **$117,112.10** evidenced by a Promissory Note or Notes of even date herewith, and any extension or renewal thereof, executed by Trustor in favor of Beneficiary or order.

B. Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a Promissory Note or Notes reciting that they are secured by a Deed of Trust.

C. Performance of each agreement of Trustor herein contained.

D. **In the event the trustor, without the prior written consent of the beneficiary, sells, transfers or conveys his interest in the real property secured by this Deed of Trust the beneficiary may, at the beneficiary's option, declare all sums secured hereby immediately due and payable. Consent to one such transaction shall not constitute a waiver of the right to require such consent to future or successive transactions.**

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

1. To keep said property in good condition and repair; not to remove or demolish any building, thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged, or destroyed thereon, and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer, or

Initials: _____ _____ _____ _____ Initials: _____ _____ _____ _____

Unofficial