

FILED  
OTOE COUNTY, NE  
FEE \$ 37.00

2007 OCT 1 PM 3 40

*Jonathan Stelling*

ENTERED ✓  
VERIFIED ✓  
SCANNED ✓

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

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is September 26 2007, and the parties, their addresses and tax identification numbers, if required, are as follows:

**GRANTOR:** Jonathan A. Stelling & Renae R. Stelling, Husband & Wife  
512 Terra Oaks Drive  
Nebraska City, NE 68410

[ ] If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

**TRUSTEE:** Commercial State Bank  
P.O. Box 179  
Wausa, NE 68786

**LENDER:** Commercial State Bank  
P.O. Box 179  
Wausa, NE 68786

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following property:

Lot One (1), Lot Five (5), Lot Seven (7) and Lot Ten (10), Terra Oaks Estate, a subdivision, the Southwest Quarter (SW1/4) of Section Eight (8), Township Eight (8), North, Range Fourteen (14), East of the 6<sup>th</sup> P.M., Otoe County, Nebraska

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 \$139,951.41. This limitation of amount does not include interest and 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(s) 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.) Specifically a note dated 9-26-07 in the amount of \$139,951.41

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 executed after this Security Instrument