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VAT 1248693

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Simplicity Bank  
1359 North Grand Avenue  
Covina, CA 91724-1016  
Loan No. 4551



(Space Above This Line For Recorder's Use)

**Deed of Trust,  
Assignment Of Rents and Leases,  
Security Agreement and Fixture Filing**

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**NOTICE:** THIS DEED OF TRUST ALSO CONSTITUTES AND IS FILED AS A  
FIXTURE FILING UNDER CALIFORNIA COMMERCIAL CODE SECTION 9502.

This Deed of Trust, Assignment of Rents and Leases, Security Agreement  
and Fixture Filing ("Deed of Trust") is made as of the 18th day of December, 2013  
by PETER COELER AND BARBARA COELER, HUSBAND AND WIFE AS COMMUNITY  
PROPERTY WITH RIGHT OF SURVIVORSHIP

(**"Trustor"**),  
whose address is 588 WEST STAFFORD ROAD, THOUSAND OAKS, CA 91361  
in favor of TD Service Company, a California corporation (**"Trustee"**), for the benefit  
of Simplicity Bank (**"Beneficiary"**), whose address is 1359 North Grand Avenue, Covina,  
CA 91724-1016.

Trustor has executed a promissory note of even date herewith in the  
principal amount of \$ 487,500.00 and payable by Trustor to the order of  
Beneficiary (the **"Note"**). To secure to Beneficiary repayment of the indebtedness  
evidenced by the Note (the **"Loan"**), together with interest on unpaid principal, and all  
renewals, extensions and modifications thereof, the repayment of any future advances  
made by Beneficiary to Trustor that by their terms recite that they are secured by this  
Deed of Trust, including those incurred as a primary obligor or a guarantor, the payment  
of all other sums, with interest thereon, advanced in accordance herewith to protect the  
security of this Deed of Trust, and the performance of each covenant and obligation of  
Trustor under this Deed of Trust, the Note, and except as set forth herein below, all  
promissory notes, credit agreements, loan agreements, security agreements,  
mortgages, deeds of trust, security deeds, collateral mortgages, and all other  
instruments, agreements and documents, whether now or hereafter existing, executed  
in connection with the Loan (collectively, the **"Loan Documents"**), and for good and  
valuable consideration, the receipt and sufficiency of which are hereby acknowledged,  
Trustor hereby irrevocably grants, transfers and assigns to Trustee, in trust for  
Beneficiary, with power of sale, under and subject to the terms and conditions  
hereinafter set forth, for the benefit and security of Beneficiary, all of its present and  
future estate, right, title and interest in and to the real property described in Exhibit A  
attached hereto (the **"Real Property"**), together with all of the following now owned or  
hereafter acquired by Trustor:

(a) all buildings, structures, improvements and tenements now  
or hereafter located on the real property described above;

REV. DATE 1/01/2011

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Initials

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