


Recorded at o'clock M.,
Reception No. Recorder

ASSIGNMENT OF DEED OF TRUST OR MORTGAGE DEED	
<u>FEBRUARY 5, 2001</u>	Date of Assignment
<u>INDYMAC BANK, FSB</u>	Assignee
<u>155 NORTH LAKE AVENUE,</u>	Address
<u>PASADENA, CA 91101</u>	
<u>GRAND WEST FINANCIAL,</u>	Assignor
<u>LIMITED</u>	
<u>31 NORTH TEJON SUITE 300</u>	Address
<u>COLORADO SPRINGS, COLORADO</u>	
<u>80903</u>	
<u>FEBRUARY 5, 2001</u>	Date of Deed of Trust
<u>TELLER</u>	Recording date of Deed of Trust
<u>CONCURRENTLY HEREWITH</u>	County of Recording
	Loan Number: 859579
Book No. _____	Page No. _____
Form No. _____	Reception No. _____
KNOW ALL MEN BY THESE PRESENTS THAT BARBARA A. ROBBINS MAARIED WOMAN did grant, bargain, sell and convey the property described in the Deed of Trust or Mortgage Deed herein referred to as Deed of Trust, to the Public Trustee*	
In the County in which said Deed of Trust was recorded, to be held in trust to secure the payment of a Promissory Note for the original principal sum of \$ 300,000.00 together with interest.	
NOW THEREFORE, in consideration of the sum of THREE HUNDRED THOUSAND AND 00/100	
dollars, paid to the assignor, the receipt and sufficiency of which is hereby acknowledged, the said assignor hereby assigns unto the said assignee, the said Deed of Trust and Note secured thereby, together with all monies now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all the powers and of all the covenants and promises therein contained, and the said assignor hereby grants and conveys unto the said assignee, the following described property, situated in the ** County of TELLER	
State of Colorado, to wit: LOT 17A, PANORAMAS UNLIMITED, ACCORDING TO THE RECORDED PLAT AND TO THAT VACATION RECORDED DECEMBER 8, 1994 AT RECEPTION NO. 428136, TELLER COUNTY, COLORADO. A.P.N. #: 85.101-1-24	
also known by street and number as: <u>156 PANORAMA CIRCLE, FLORISSANT, COLORADO 80816</u>	
TO HAVE AND TO HOLD the said Deed of Trust and Note, and also the said property unto the said assignee forever, subject to the terms contained in said Deed of Trust and Note.	
And the said assignor hereby covenants with the assignee that the said Deed of Trust and Note hereby assigned is a good and valid security and that the sum of THREE HUNDRED THOUSAND AND 00/100 dollars remains unpaid on the said Note and that the said assignor has not done or permitted any act, matter or thing whereby the said Deed of Trust has been released or discharged, either partly or in entirety and has the right to assign said Deed of Trust and Note will upon request, do, perform and execute every act necessary to enforce the full performance of the covenants and agreements therein contained and that this assignment and the covenants herein shall inure to the benefit and extent to be binding upon the heirs, personal representatives, successors and assigns of the respective parties hereto.	
IN WITNESS WHEREOF, the assignor has executed these presents the day and year first above written.	
GRAND WEST FINANCIAL, LIMITED, A COLORADO CORPORATION	
State of COLORADO County of TELLER	By: <u>[Signature]</u>
The foregoing instrument was acknowledged before me in TELLER County, State of COLORADO <u>2/15/01</u> (date) by <u>Rita R. Ingle, VP of</u> <u>Grand West Financial Limited, A Colorado Corp.</u>	
<u>9/30/02</u> Date Commission Expires <u>29715 Via Feltz Pt</u> <u> Pueblo, CO 81008</u> Notary Address	 MY COMMISSION EXPIRES: <u>September 30, 2002</u> and seal. <u>Michelle Barney</u> Notary Public
*If a Mortgage, have delete reference to Public Trustee and complete as applicable. **If Denver, insert "City and."	

WHEN RECORDED RETURN TO: GRAND WEST FINANCIAL, LIMITED,
31 NORTH TEJON SUITE 300
COLORADO SPRINGS, COLORADO 80903

Attachment 1

12711
5
Actual
\$224,780
Assessed
\$20,570

PPT10
60

GRAND WEST FINANCIAL, LIMITED
31 NORTH TEJON SUITE 300
COLORADO SPRINGS, COLORADO
80903

514806 02/15/2001 12:30PM Page 1 of 12
Connie Joiner, Clerk & Recorder, Teller County, Colorado

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated FEBRUARY 5, 2001, together with all Riders to this document.
(B) "Borrower" is BARBARA A. ROBBINS MARRIED WOMAN

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is GRAND WEST FINANCIAL, LIMITED

Lender is a CORPORATION organized
and existing under the laws of COLORADO
Lender's address is 31 NORTH TEJON SUITE 300, COLORADO SPRINGS, COLORADO
80903

Lender is the beneficiary under this Security Instrument.

- (D) "Trustee" is the Public Trustee of TELLER County, Colorado.

- (E) "Note" means the promissory note signed by Borrower and dated FEBRUARY 5, 2001. The Note states that Borrower owes Lender THREE HUNDRED THOUSAND AND 00/100 Dollars (U.S. \$ 300,000.00) plus

interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than MARCH 1, 2031

- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

- (H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

Teller COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0007247

Parcel #: 1385.101010240

MH Seq #: MH Space:

Building #: 1	Condo SF	Condo % Land: Condo % Bldg:	Landscaping Qual/\$
Property Type: Residential			Average Plus \$0.00
Quality: Average Plus	Nbhd: 14100	Occupancy: Single Family Residential	
Condition: Average	Nbhd Ext: 0		
Perimeter:	Nbhd Adj: 1		
Percent Comp: 100.00%			

Individual Built As Detail

Built As:	Ranch 1 Story	Year Built:	1987
Construction Type:	Frame Siding	Year Remodeled:	
HVAC:	Forced Air	% Remodeled:	
Interior Finish:	Drywall	Adj Year Blt:	1987
Roof Cover:	composition shingle	Effective Age:	7
Built As SF:	1317	Mh Make:	
# of Baths:	2	Tag Length/Width:	X
# of Bdrms:	3	Tag Length/Width:	X
# of Stories:		Mh Skirting LF:	
Story Height:		MH Skirting Type:	
Sprinkler SF:		Diameter:	
Capacity:		Height:	

Building Details

Bldg #: 1	
Basement	
Bsmnt Block 8 ft	1018
Garage	
Attached	483
Porch	
Wood Deck	1054
Plumbing	
Bath 4	2
Rough In	
Rough In	1
Add On	
Stove Wood Average	1

**Teller COUNTY ASSESSOR
PROPERTY PROFILE**

Account #: R0007247

Parcel #: 1385.101010240

MH Seq #: **MH Space:**

Value Details

Other Obs %: 0

Market/SF: \$115.67

Teller COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0007247

Parcel #: 1385.101010240

MH Seq #: MH Space:

or Year: 2001	Levy:	# of Bldgs: 1	Active On: 5/2/01 1:12:52
Tax Dist: 13	Map #: 3285-10	LEA: 911300	InactiveOn:
Assign To:	Initials: *MC	Acct Type: Residential	Last Updated: 5/2/01

Owner's Name and Address:

ROBBINS, BARBARA A

PO BOX 134
156 PANORAMA CR
FLORISSANT CO 80816

Property Address:

Street: 156 PANAROMA CIR
City:

Business/Complex:

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book Page	Grantor
12/28/00	\$0	QC	513223		ROBBINS, DOUGLAS E
10/12/94	\$192,000	WD	426159		CLARK DONNA J
9/12/94	\$0	BS	425057		CLARK NATALIE J (AKA)

Legal Description

L17A PANORAMAS UNLIMITED

Land Valuation Summary

Land Type	Ag Code	Abst Code	Unit of Measure	Number Of Units	Value Per Unit	Actual Value	Assmt Percent	*Assessed Value
Residential		1112	Acres	18.77	\$3,150.03	\$59,126.00	0.0915	\$5,410.03
Land Subtotal:				18.77		\$59,126.00		\$5,410.00

Buildings Valuation Summary

Bldg #	Property Type	Abst Code	Occupancy	Actual Value	Assmt Percent	*Assessed Value
1	Residential	1212	100 - Single Family Residential	\$165,654	0.0915	\$15,157
Improvements Subtotal:				\$165,654		\$15,160

Total Property Value	\$224,780	\$20,570
proximate Assessed Value		