

When recorded mail to: Installation Payment Dept.
Title Insurance and Trust Company
P. O. Box 1089
Reno, Nevada 89504

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DEED OF TRUST

THIS DEED OF TRUST made this 31st day of May,
1972, by and between JAMES D. SIMPSON and JOAN E. SIMPSON,
Husband and Wife, of Carson City, Nevada, Trustors, to
TITLE INSURANCE AND TRUST COMPANY, a corporation, Trustee for
POWDRELL ENTERPRISES, INC., a Nevada corporation, Beneficiary,

W I T N E S S E T H:

That the trustors do hereby grant, bargain, sell and
convey unto the trustee in trust with power of sale all that
certain property situate in Douglas County, Nevada, described
as follows:

M Lot 32 of SIERRA ESTATES, Douglas County,
Nevada, according to the map hereof, filed in the
Office of the County Recorder of Douglas County,
Nevada, September 27, 1960.

AND ALSO, all the estate, interest, homestead and other
claim, in law and in equity, which the trustors now have or may
hereafter acquire in and to said property.

TOGETHER WITH the tenements, hereditaments and appurtenances
thereunto belonging or appertaining, and the reversion, reversions,
remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the trustee, its
successors and assigns, for the purpose of securing:

1. Payment of an indebtedness in the sum of THREE THOUSAND
TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$3,250.00) evidenced by

1 according to the terms of said note, which note is by reference
2 made a part hereof, executed by trustors and delivered to
3 beneficiary and payable to the order of beneficiary and any
4 and all extensions and renewals thereof.

5
6 2. Payment of such additional sums with interest thereon
7 as may be hereafter loaned by beneficiary to trustors as
8 additional advances under this deed of trust by the promissory
9 note or notes of trustors, and payment of any monies advanced or
10 paid out by beneficiary or by the trustee to or for trustors
11 pursuant to the provisions of this deed of trust and payment of
12 all other indebtedness of the trustors to the beneficiary or to
13 the trustee which may exist or be contracted for during the life
14 of this instrument, with interest.

15
16 AND THIS INDENTURE FURTHER WITNESSETH:

17
18 1. Trustors promise and agree to pay when due all claims
19 for labor performed and materials furnished for any construction,
20 alteration or repair upon the above described premises; to comply
21 with all laws affecting said property or relating to any
22 alterations or improvements that may be made thereon; not to
23 commit or permit any acts upon said property in violation of any
24 law, covenant, condition or restriction affecting said property.

25
26 2. Trustors covenant to keep all buildings that may now
27 or at any time be on said property during the continuance of this
28 trust in good repair and insured against loss by fire, with
29 extended coverage endorsement, for full insurable value in a
30 company or companies authorized to issue such insurance in the
31 State of Nevada, and as may be approved by beneficiary, naming
32 beneficiary and trustors as insureds, as their interests may
appear, and to deliver the policy to beneficiary or to collection

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1 agent of beneficiary, and in default thereof, beneficiary may
2 procure such insurance and/or make such repairs and expend
3 for either of such purposes such sum or sums as beneficiary may
4 deem proper, any such advance for repairs or insurance to be
5 deemed secured hereby.


6
7 3. The following covenants, Nos. 1, 3, 4 (interest 7%),
8 5, 6, 7 (counsel fees 10%), 8 and 9 of NRS 107.030 are hereby
9 adopted and made a part of this deed of trust.


10
11 4. The rights and remedies hereby granted shall not
12 exclude any other rights or remedies granted by law, and all
13 rights and remedies granted hereunder or permitted by law shall
14 be concurrent and cumulative.

15
16 5. The benefits of the covenants, terms, conditions
17 and agreements herein contained shall accrue to, and the obliga-
18 tions thereof shall bind the heirs, representatives, successors
19 and assigns of the parties hereto and the beneficiary hereof.
20 Whenever used, the singular number shall include the plural,
21 the plural the singular and the use of any gender shall include
22 all other genders, and the term "beneficiary" shall include any
23 payee of the indebtedness hereby secured or any transferee there-
24 of whether by operation of law or otherwise.

25
26 6. The trusts created hereby are irrevocable by the
27 trustors.

28
29 IN WITNESS WHEREOF, the Trustors have executed this
30 Deed of Trust the day and year first above written.

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32 
JAMES D. SIMPSON


JOAN E. SIMPSON

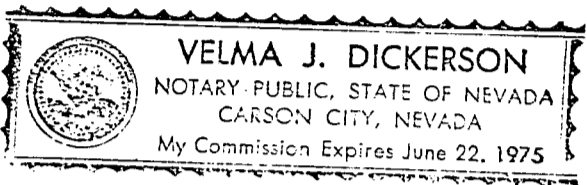
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STATE OF NEVADA)
 : ss.
CARSON CITY)

On 5-31-72, 1972, before me, a Notary Public, personally appeared JAMES D. SIMPSON and JOAN E. SIMPSON, and acknowledged to me that they executed the foregoing instrument.



Velma J. Dickerson
NOTARY PUBLIC

I hereby witness the signatures of JAMES D. SIMPSON and JOAN E. SIMPSON.

Robert W. Hass
Robert W. Hass

COOPER

TITLE INSURANCE & TRUST CO.

Recorded at Request of
On JUN 2 1972 At 14 Min. Past 3 P.M.
Official Records of Douglas County, Nevada. Fee 6.00 pd

Patricia J. Stanley, Recorder. By *Jaqueline Veary*
Deputy