

Order No. _____

Escrow No. 15487-om

When Recorded Mail To:
WHEN RETURNED TO RETURN
TO LAWYERS TITLE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 2nd day of December, 1974, between JOYCE COIT, as guardian of JULIE COIT, JENIFER COIT, and NORRIS COIT, her children, whose address is Sierra Shadows Ranch, Genoa, Nevada, LAWYERS TITLE OF RENO, INC., a Nevada corporation, TRUSTEE, and SAFECO TITLE INSURANCE COMPANY, a corporation, BENEFICIARY, WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, an undivided three quarter (3/4) interest in and to all that real property in Douglas County, Nevada, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing the performance of Joyce Coit, as successor guardian of the estates of Julie Coit, Jenifer Coit, and Norris Coit, minors, of all obligations of said minors and their respective guardian estates arising under or with respect to that certain indemnity agreement dated July 16, 1974, executed by Penelope Hanson, individually and as guardian for the estates of Joyce Coit, Jenifer Coit, and Norris Coit, and Safeco Title Insurance Company.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorder of Douglas County in the State of Nevada on January 30, 1968, in Book 57 of Official Records, at page 115, as Document No. 40050, shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

STATE OF NEVADA)
 : ss.
County of Washoe)

Joyce Coit
Joyce Coit, guardian of the estates
of Julie Coit, Jenifer Coit, and
Norris Coit

On December 2nd, 1974
personally appeared before me, a
Notary Public, JOYCE COIT who
acknowledged that she executed the
above instrument.

Olga Moon
Notary Public



OLGA MOON
Notary Public — State of Nevada
Washoe County
My Commission Expires Aug. 14, 1978

Hale and Belford
Attorneys and
Counsellors at Law
Reno, Nevada 89501

76813
BOOK 1274 PAGE 207

Exhibit "A"

LEGAL DESCRIPTION

All those certain lots, pieces, or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1:

Those portions of the East Half of Section 9 and of the West Half of Section 10, Township 13 North, Range 19 East, M.D.B. & M. and all of Lots 35, 36, 37, 38, 39, 40, 41, 42, 42 1/2, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 59 and 60, in Block 13 and also those portions of Lots 53, 54, 55, 56, 57, 58, 58 1/2, 65, 66, and 67, in Block 13, as said Lots and Block are shown on the Trustee's Map of the Town of Genoa, filed in the office of the County Recorder of Douglas County, Nevada, dated September 1874, and being more particularly described as follows:

COMMENCING at a point, S. 00°00'27" W., 2,174.79 feet from fnd sec cor nail in post on Northside of Cemetary, said post being located at the common corner of Sections 3, 4, 9, and 10, Township 13 North, Range 19 East, M.D.B. & M., and said point being the True Point of Beginning; thence N.71°19'48" W., a distance of 56.00 feet to a point; thence S.23°24'28" W., a distance of 395.60 feet to a point; thence S.68°04'05" E., a distance of 31.00 feet to a point; thence S.21°41'20" W., a distance of 520.50 feet to a point; said point being the Northerly line of that certain street known as Genoa Lane; thence continuing Southeasterly along the Northerly line of Genoa Lane, S.68°43'00" E., a distance of 210.70 feet to a point; thence N.21°41'20" E., a distance of 139.64 feet to a point; thence N.68°43'00" W., a distance of 27.00 feet to a point; thence N.21°41'20" E., a distance of 266.48 feet to a point; thence S.68°40'33" E., a distance of 827.22 feet to a point; said point being the Westerly boundary line of Pioneer Trail Ranch Subdivision, Unit No. 1, as shown on the official map recorded in the office of the County Recorder of Douglas County, Nevada, on November 31, 1966, as Document No. 34628; thence continuing in a Northerly direction along the Westerly boundary line of the above mentioned subdivision, N.19°40'27" E., a distance of 557.00 feet to a point; thence leaving said Westerly boundary line of the above mentioned subdivision, N.71°19'48" W., a distance of 955.85 feet to the Point of Beginning.

Said land more fully shown as Parcel A on that certain Survey Parcel Map filed September 25, 1974, as Document No. 75649.

PARCEL NO. 2:

Those portions of the East Half of Section 9 and of the West Half of Section 10, Township 13 North, Range 19 East, M.D.B. & M. and all of Lots 61, 62, 63, 64, 68, 69, and 70, in Block 13 and also those portions of Lots 53, 54, 55, 56, 57, 58, 58 1/2, 65, 66, and 67, in Block 13, as said Lots and Block are shown on the Trustee's Map of the Town of Genoa, filed in the office of the County Recorder of Douglas County, Nevada, dated September 1874, and being more particularly described as follows:

Continued.....

COMMENCING at a point, S. 00°00'27" W., 2,174.79 feet from
fnd sec cor nail in post on Northside of Cemetary, said post
being located at the common corner of Sections 3,4,9 and 10,
Township 13 North, Range 19 East, M.D.B. & M.; thence S. 71°
19'48" E., a distance of 955.85 feet to a point; said point
being the Westerly boundary line of Pioneer Trail Ranch Sub-
division, Unit No. 1, as shown on the official map recorded
in the office of the County Recorder of Douglas County, Nevada,
on November 31, 1966 as Document No. 34628; thence continuing
Southerly along the Westerly boundary line of the above men-
tioned subdivision, S. 19°40'27" W., a distance of 557.00 feet
to a point; said point being the True Point of Beginning;
thence N. 68°40'33" W., a distance of 827.22 feet to a point;
thence S. 21°41'20" W., a distance of 266.48 feet to a point;
thence S. 68°43'00" E., a distance of 27.00 feet to a point;
thence S. 21°41'20" W., a distance of 139.64 feet to a point;
said point being the Northerly line of that certain street
known as Genoa Lane; thence continuing Southeasterly along
the Northerly line of said Genoa Lane, S. 68°43'00" E., a
distance of 440.22 feet to a point; thence S. 71°32'20" E.,
a distance of 374.20 feet to a point; said point being the
Southwesterly corner of the above mentioned subdivision;
thence N. 19°40'27" E., A distance of 387.25 feet to the Point
of Beginning.

Said land more fully shown as Parcel B on that certain Survey
Parcel Map, filed September 25, 1974, as Document No. 75649.

-o0o-

LAWYERS TITLE INS. CORP.

Recorded at Request of

On DEC 4 1974

At

20 Min. Past 3:00 PM

Official Records of Douglas County, Nevada.

Fee 5.00

Patricia J. Stanley, Recorder.

By

[Signature]
Deputy

76813

BOOK 1274 PAGE 209