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DEED OF TRUST

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THIS DEED OF TRUST, made this 17th day of June, 1977,
by and between DAN E. PATERSON and CARLA C. PATERSON, husband and
wife as joint tenants with right of survivorship, Trustors, and
LAWYERS TITLE INSURANCE CORPORATION, a Virginia Corporation,
Trustee, for THE RUHENSTROTH COMPANY, a Partnership, Beneficiary,

W I T N E S S E T H:

That Trustors do hereby grant, bargain, sell, convey and
confirm unto Trustee in trust with power of sale, all that certain
real property situate in the County of Douglas, State of Nevada,
more particularly described as follows, to-wit:

Lot 30, as shown on the official map of RUHENSTROTH
RANCHOS SUBDIVISION, filed of record in the office
of the County Recorder of Douglas County, Nevada,
on April 14, 1965, as Document No. 27706.

AND, ALSO ALL the estate, interest, homestead or other claim,
as well in law as in equity, which said Trustors now have or may
hereafter acquire in and to said property, together with all ease-
ments and rights of way used in connection therewith or as a means
of access thereto, and all and singular the tenements, heredita-
ments and appurtenances thereunto belonging or in anywise apper-
taining, and the reversion and reversions, remainder and remainders,
rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the said Trustee and its
successors, for the purpose of securing: TWENTY FIVE THOUSAND
SEVEN HUNDRED TWELVE AND 50/100 (\$25,712.50) DOLLARS, evidenced
by a promissory note of even date herewith, with interest thereon,
according to the terms of the note by reference is hereby made a
part hereof, executed by Trustors and delivered to Beneficiary,
and any and all extensions or renewals thereon, as may be here-
after loaned by Beneficiary to Trustors when evidenced by the
promissory note or notes of Trustors; payments of all other sums
with interest thereon becoming due and payable under the provisions

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TELEPHONE (702) 588-6676
CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4577

1 hereof to either Trustee or to Beneficiary, and the performance
2 and discharge of each and every obligation, covenant and agreement
3 of Trustors herein contained.

4 AND THIS INDENTURE FURTHER WITNESSETH:

5 FIRST: Trustors promise and agree to pay when due all claims
6 for labor performed and materials furnished for any construction,
7 alteration or repair upon the above described premises; to comply
8 with all laws affecting said property or relating to any altera-
9 tions or improvements that may be made thereon; not to commit or
10 permit waste thereon; not to commit, suffer or permit any acts
11 upon restriction affecting said property.

12 SECOND: Trustors agree to provide, maintain and deliver to
13 Beneficiary fire, and if required, other insurance, including
14 extended coverage, insuring any and all improvements upon said
15 premises in a company satisfactory to and with loss payable to
16 Beneficiary and Trustors, as their respective interests may
17 appear, and in default thereof Beneficiary may procure such insur-
18 ance and may pay and expend for premiums for such insurance such
19 sums of money as Beneficiary may deem necessary.

20 THIRD: The following covenants Nos. 1, 3, 4 (interest 10%),
21 5, 6, 7 (counsel fees 10%), 8 and 9 of Nevada Revised Statutes
22 107.030 are hereby adopted and made a part of this Deed of Trust.

23 FOURTH: Trustors agree to pay any deficiency arising from
24 any cause after application of the proceeds of the sale held in
25 accordance with the provisions of the covenants hereinabove adopt-
26 ed by reference.

27 FIFTH: The rights and remedies hereby granted shall not
28 exclude any other rights or remedies granted by law, and shall
29 be concurrent and cumulative.

30 SIXTH: All the provisions of this instrument shall inure to,
31 apply to and bind the heirs, executors, successors and assigns
32 of the said Beneficiary, and shall inure to, apply to and bind

1 the legal representatives, successors and assigns of the other
2 parties hereto, respectively. Whenever used, the singular number
3 shall include the plural, the plural the singular, and the use of
4 any gender shall include all other genders.

5 SEVENTH: Trustors hereby assign to the Trustee any and all
6 rents of the above described premises and hereby authorize Trustee,
7 without waiving or affecting the right of foreclosure or any
8 other right hereunder, to take possession of the premises at any
9 time after there is a default in the payments of said debt, or in
10 the performance of any of the obligations herein contained, and
11 to rent the premises for the account of Trustors.

12 EIGHTH: It is hereby expressly agreed that the trust created
13 hereby is irrevocable by Trustors.

14 NINTH: Trustee is hereby authorized to execute and deliver
15 deeds of partial reconveyance at the request of Trustors, which
16 deeds of partial reconveyance may release one (1) acre for each
17 sum of \$3,025.00 that shall be paid to Trustee for the benefit
18 of Beneficiary in reduction of the principal obligation hereby
19 secured, provided that all interest to date of such payment on the
20 then balance of the principal shall be fully paid. Each parcel
21 released shall be contiguous to all prior releases and access to
22 all parcels shall be granted and reserved and minimum building
23 site requirements maintained in accordance with the minimum
24 requirements of the County of Douglas, State of Nevada, as well
25 as any other affected public agencies. All costs of such releas-
26 es shall be paid by Trustors.

27 TENTH: This Deed of Trust is executed by Trustors and accept-
28 ed by Beneficiary with the understanding and upon the express
29 condition that if Trustors should make default in the performance
30 of any of the covenants and agreements herein set forth, then and
31 in that event the full amount of principal indebtedness secured
32 hereby shall forthwith be and become wholly due and payable, not-

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1 withstanding the fact that same would not otherwise be due accord-
2 ing to the terms of the promissory note secured hereby and,
3 further, that the relationship of landlord and tenant shall exist
4 as between the purchaser of the real property covered hereby upon
5 foreclosure proceedings, and Trustors and their successors in
6 interest may be removed therefrom by unlawful detainer proceedings
7 in the event possession of said real property shall not be volun-
8 tarily surrendered to such purchaser.

Dan E. Paterson

DAN E. PATERSON


Carla C. Paterson

CARLA C. PATERSON

15 STATE OF NEVADA)
16 County of Douglas) : ss.

17 On this 17th day of June, 1977, personally appeared
18 before me, a Notary Public, DAN E. PATERSON and CARLA C. PATERSON,
19 husband and wife, who acknowledged that they executed the foregoing
20 instrument, freely and voluntarily and for the uses and purposes
21 therein mentioned.

22 WITNESS my hand and official seal.

24  JUDITH A. GRENADE
Notary Public — State of Nevada
County of Douglas
My Commission Expires December 21, 1979

Judith A. Grenade

NOTARY PUBLIC

30 REQUESTED BY
LAWYERS TITLE INS. CORP.
31 OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
#6.0000
1977 JUN 20 AM 9:36

32 -4- PATRICIA J. WILLIAMS
RECORDER
Patricia J. Williams 10267
(Dep)