

19537

DEED OF TRUST

LOAN NO. 301750-4

THIS DEED OF TRUST, made this 1st day of June, 1977,
by and between DOUGLAS ANTON HELLMAN, a single man

1 _____, Trustor,
and SOUTH TAHOE INVESTMENT CORPORATION, a corporation organized and existing
2 under and by virtue of the laws of the State of Nevada, Trustee for

3 TAHOE SAVINGS AND LOAN ASSOCIATION, a California corporation

4 WITNESSETH:

5 That Trustor does hereby grant, bargain, sell, convey and confirm unto Trustee in trust with
power of sale, all that certain property in the City of
6 County of Douglas, State of Nevada, more particularly described as follows:

7 Lot 59, LAKEWOOD KNOLLS SUBDIVISION, as shown on the map filed in the
8 office of the County Recorder of Douglas County, Nevada, on May 29, 1958.

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13 AND, ALSO all the estate, interest, homestead or other claim, as well in law as in equity,
14 which said Trustor now has or may hereafter acquire in and to said property, together with all
15 easements and rights of way used in connection therewith or as a means of access thereto, and all
16 and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits
thereof.

17 TO HAVE AND TO HOLD the same unto the said Trustee and its successors, for the purpose
of securing:

18 Payment of an indebtedness in the sum of \$ 52,100.00, evidenced by a promissory note
19 of even date herewith, with interest thereon, according to the terms of said note, which note by
reference is hereby made a part hereof, executed by Trustor and delivered to Beneficiary, and
20 payable to the order of Beneficiary, and any and all extensions or renewals thereof; payment of
such additional sums with interest thereon, as may be hereafter loaned by the Beneficiary to
21 Trustor when evidenced by the promissory note or notes of Trustor; payment of all other sums
with interest thereon becoming due or payable under the provisions hereof to either Trustee or to
22 Beneficiary, and the performance and discharge of each and every obligation, covenant and
agreement of Trustor herein contained or herein adopted by reference.

23 AND THIS INDENTURE FURTHER WITNESSETH:

24 FIRST: Trustor promises and agrees to pay when due all claims for labor performed and
25 materials furnished for any construction, alteration or repair upon the above described premises;
to comply with all laws affecting said property or relating to any alterations or improvements that
26 may be made thereon; not to commit or permit waste thereon, not to commit, suffer or permit
any acts upon said property in violation of any law, covenant, condition or restriction affecting
27 said property.

28 SECOND: Trustor covenants to keep all buildings that may now or at any time be on said
property during the continuance of this trust in good repair and insured against loss by fire, with
29 extended coverage endorsement, in a company or companies authorized to issue such insurance in
the State of Nevada, and as may be approved by Beneficiary, for such sum or sums as shall
30 equal the total indebtedness secured by this Deed of Trust and all obligations having priority over
this Deed of Trust and shall be payable to Beneficiary to the amount of the unsatisfied obligation to
31 Beneficiary hereby secured, and to deliver the policy to Beneficiary or to collection agent of Bene-
ficiary, and in default thereof, Beneficiary may procure such insurance and/or make such repairs,
32 and expend for either of such purposes such sum or sums as Beneficiary shall deem proper.

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

FOURTH: Trustor agrees to pay any deficiency arising from any cause after application of the proceeds of the sale held in accordance with the provisions of the covenants hereinabove adopted by reference.

FIFTH: The rights and remedies hereby granted shall not exclude any other rights or remedies granted by law, and all rights and remedies granted hereunder or permitted by law shall be concurrent and cumulative. A violation of any of the covenants herein expressly set forth shall have the same effect as the violation of any covenant herein adopted by reference.

SIXTH: All the provisions of this instrument shall inure to, apply to, and bind the heirs, executors, successors and assigns of Beneficiary and shall inure to, apply to, and bind the legal representatives, successors and assigns of each of the other parties hereto, respectively. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

SEVENTH: Trustor hereby assigns to the Trustee any and all rents of the above-described premises accruing after default and hereby authorizes Trustee, or a receiver to be appointed on application of Trustee or Beneficiary, without waiving or affecting the right of foreclosure or any other right hereunder, to take possession of the premises at any time after there is a default in the payments of said debt or in the performance of any of the obligations herein contained, and to rent the premises for the account of Beneficiary. At any Trustee's Sale held hereunder Trustee shall sell the property herein described as a single unit unless herein otherwise specifically directed and at such sale is hereby authorized to bid for Beneficiary or other absent person.

EIGHTH: It is hereby expressly agreed that the trust created hereby is irrevocable by Trustor.

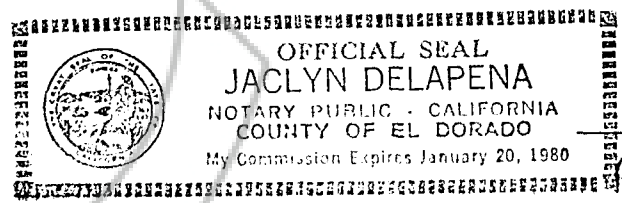
Douglas Anton Hellman

Douglas Anton Hellman

STATE OF *California*
County of *El Dorado* ss

On this *2nd* day of *June*, 19*77*, personally appeared before me, a Notary Public in and for said county and state, *Douglas Anton Hellman* known to me to be the person described in and who executed the foregoing instrument, and he, and each of them, duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year in this certificate first above written.



Jaclyn Delapena

Notary Public

DOCUMENT NO. _____
Filed for record at the request of _____
on _____ at _____ minutes past _____ o'clock _____ M.
Recorded in Book _____ of _____, Page _____, Records of _____
County, Nevada. _____
County Recorder
FEE: \$ _____ By _____ Deputy.

COPY

REQUESTED BY
LAWYERS TITLE INS. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

\$5.00 pd

1977 JUN 20 AM 11:31

PATRICIA J. WILLIAMS
RECORDER

Donna Garrison
(Dep.)

10279

BOOK **677** PAGE **1204**