

DEED OF TRUST AND ASSIGNMENT OF RENTS

(Escrow No. 79)

This Deed of Trust, Made this 22nd day of MARCH, 1979
Between MELVIN L. MADERIS and ELEANOR P. MADERIS, his wife, as
 Joint Tenants herein called GRANTOR or TRUSTOR,

whose address is 1374 S. Riverview Dr. Gardnerville, Nv. 89410
 (Number and Street) (City) (Zone) (State)
 SILVER STATE TITLE COMPANY herein called TRUSTEE, and
 WILLIAM H. JEPHSON and CHEROKEE ANN JEPHSON, husband and wife as joint
 tenants herein called BENEFICIARY;

Witnesseth: That Trustor irrevocably GRANTS, BARGAINS, SELLS, AND TRANSFERS to TRUSTEE in TRUST WITH POWER OF SALE,
 that real property in the City of Gardnerville County of Douglas State of Nevada, described as:

Lot 145, as shown on the Map of Gardnerville Ranchos Unit No. 2,
 filed in the office of the County Recorder of Douglas County,
 Nevada, on June 1, 1965, as Document No. 28309 and on June 4, 1965,
 as Document No. 28377. Assessor's Parcel No. 27-422-23.

In the event grantor shall sell, transfer or convey, or contract to sell, transfer or convey, the above described parcel of real property, or any portion thereof, or any interest therein, the obligation secured by this deed of trust shall forthwith become due and payable, although the time of maturity as expressed therein shall no have arrived.

Together with all appurtenances thereunto belonging or in any wise appertaining, all fixtures now or hereafter attached to or used in connection with the property herein described, and all rents, issues and profits of said real property, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by Paragraph 5 of Part B of the provisions incorporated herein by reference to collect and apply such rents, issues and profits, FOR THE PURPOSE OF SECURING payment of indebtedness evidenced by a promissory note, of even date herewith, executed by Trustor in the principal sum of TEN THOUSAND AND NO/100 Dollars (\$ 10,000.00), payable to Beneficiary or order, payment of any additional sums and interest thereon which may hereafter be loaned to the Trustor or his successors or assigns by the Beneficiary, and the performance of each agreement herein contained. Additional loans hereafter made and interest thereon shall be secured by this Deed of Trust only if made to the Trustor while he is the owner of record of his present interest in said property, or to his successors or assigns while they are the owners of record thereof, and shall be evidenced by a promissory note reciting that it is secured by this Deed of Trust.

BY THE EXECUTION AND DELIVERY OF THIS DEED OF TRUST and the note secured hereby the parties hereto agree that there are adopted and included herein for any and all purposes by reference as though the same were written in full herein the provisions of Section A, including paragraphs 1 through 4 thereof, and of Section B, including paragraphs 1 through 14 thereof, of that certain Master Form Deed of Trust recorded in the official records in the offices of the County Recorders of the following counties of the State of Nevada on June 17, 1970, unless otherwise indicated by *, **, or ***, under the Document or File No. and in the books and pages designated after the name of each county:

County	Document or File No.	Book	Page	County	Document or File No.	Book	Page
Churchill	122828	19	3-3	Lyon	03174		
***Clark	036925	047	6-1	Mineral	06434	22	552
*Douglas	48420	76	560	Nye	18537	133	35
Elko	50546	125	685	Pershing	76277	Roll 28	227
**Esmeralda	43382	3-3 of Deeds	54	Storey	33435	"S" of Mortgages	324
Eureka	52734	35	500	Washoe	176799	470	22
Humboldt	142565	48	1-1	White Pine	156259	326	274
*Lander	65150	98	559	Carson City	71598	98	396
Lincoln	49141	"Q" of Mortgages	35	(formerly Ormsby)			

*June 12, 1970; **June 15, 1970; ***July 10, 1970


A copy of said provisions so adopted and included herein by reference is set forth on the reverse hereof. The parties hereto further agree that with respect to said paragraph 14 of the provisions of Section B incorporated herein by reference, the amount of fire insurance required by Covenant No. 2 shall be \$ 32,500.00, and with respect to attorneys' fees provided for by Covenant No. 7, the percentage shall be awarded by the appropriate court.

THE UNDERSIGNED TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO HIM AT HIS ADDRESS HEREINBEFORE SET FORTH.

Melvin L. Maderis
 MELVIN L. MADERIS

Eleanor P. Maderis
 ELEANOR P. MADERIS

STATE OF NEVADA } On March 22, 1979, before me, the undersigned, a Notary Public in and for said
 COUNTY OF Washoe } ss. County and State, personally appeared Melvin L. Maderis and Eleanor P. Maderis known to me to be the person(s) whose name(s) are are subscribed to the within instrument, and acknowledged to me that he, y. executed the same.

 MARK A. PIERCE
 Notary Public - State of Nevada
 Washoe County
 My Commission Expires Nov. 28, 1982

Notary's Signature Mark A. Pierce

RECORDING REQUESTED BY

SPACE BELOW THIS LINE FOR RECORDER'S USE

AND WHEN RECORDED MAIL TO

Name AMERICAN INVESTORS MGT.
 Street Address P O Box 3074
Reno, Nevada 89505

REQUESTED BY
SILVER STATE TITLE CO.

IN OFFICIAL RECORDS OF
 DOUGLAS CO. NEVADA

#3000
 1979 MAR 28 AM 11:00

MARIE A. RADEL
 RECORDER

Donna Richter 31058
 (Wep)
 BOOK **379** PAGE **1378**