

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

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THIS DEED OF TRUST, made this 7th day of January, 1981, between ALFRED H. ROSSMAN, a single man, herein called TRUSTOR, whose address is 3648 Country Club Drive, Redwood City, California 94061 (number and address) (city) (state) (zip) and DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and FREDERICK E. HEMPT and DOLORES M. HEMPT, husband and wife, as joint tenants, herein called BENEFICIARY, WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, that property in Douglas County, Nevada, described as:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND 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 (1) payment of the sum of \$ 104,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

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 in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

Table with 4 columns: COUNTY, BOOK, PAGE, DOC. NO. and 4 columns: COUNTY, BOOK, PAGE, DOC. NO. listing various counties and their respective records.

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, (identical in all counties, and printed on the reverse side hereof) 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 Beneficiary or the collection agent appointed by him may charge a fee of not to exceed \$15.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

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 hereinbefore set forth.

STATE OF NEVADA } COUNTY OF DOUGLAS } SS. On January 8, 1981 personally appeared before me, a Notary Public,

Signature of Alfred H. Rossman

Alfred H. Rossman

who acknowledged that he executed the above instrument.

Signature of Marilyn L. Bigham (Notary Public)



MARILYN L. BIGHAM Notary Public - State of Nevada Douglas County My Appointment Expires Nov. 6, 1983

FOR RECORDER'S USE

ORDER NO. } ESCROW NO. } 4942

WHEN RECORDED MAIL TO:

Frederick E. & Dolores M. Hempt

P. O. Box 1878

Zephyr Cove, Nevada 89448

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

The Easterly portion of Lot 29, Kingsbury Highlands Unit No. 2, as shown on the Official Map recorded in the Office of the County Recorder of Douglas County, on December 26, 1961, as Document No. 19280, described as follows:

Beginning at the most Northerly corner of said Lot 29, said point being on the Westerly line of Laurel Lane and the corner common to both lots 29 and 30; thence South $72^{\circ} 20' 44''$ West, a distance of 128.87 feet; thence South $21^{\circ} 06' 58''$ East, a distance of 148.45 feet, more or less, to a point on the Southerly lot line of said Lot 29, said lot line also being the line common to both Lots 28 and 29; thence on and along said Southerly lot line of Lot 29 North $64^{\circ} 52' 46''$ East, a distance of 125.00 feet, more or less, to the most Easterly lot corner, said point being on the Westerly line of Laurel Lane; thence North $19^{\circ} 24' 28''$ West on and along the Easterly lot line and the Westerly line of Laurel Lane a distance of 132.00 feet to the True Point of Beginning.

Assessor's Parcel Number 07-343-09

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$ 4.00 x 100
1981 JAN -9 AM 11:36

MARIE A. RABEL
RECORDER

Miss Marie
dep

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