

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORIGINAL

THIS DEED OF TRUST, made this 8th day of January, 1981, between

JACK P. OPOCENSKY and CAROLYN J. OPOCENSKY, husband and wife, herein called TRUSTOR, whose address is P.O. Box 1377, Minden, Nevada 89423 (number and address) (city) (state) (zip) and

DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and TROELS UDSEN and BARBARA UDSEN, husband and wife, as joint tenants, with right of survivorship, 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: Parcel No. 3-16, as set forth on that certain Parcel Map for James W. Moore, et ux, filed for record in the Office of the County Recorder of Douglas County, Nevada, on January 16, 1979, as Document No. 29080.

If the undersigned shall sell, convey, transfer, or dispose of or further encumber the real property described in this Short Form Deed of Trust and Assignment of Rents securing the debt evidenced by a Promissory Note of even date, or any part of such property, or any interest therein, or agree to do so without the written consent of TROELS UDSEN or BARBARA UDSEN being first obtained, TROELS UDSEN or BARBARA UDSEN shall have the right, at his/her option, to declare the entire balance of the unpaid principal with unpaid interest due thereon forthwith due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise it in the event of any subsequent default. In the event of default, TROELS UDSEN and BARBARA UDSEN may recover such necessary expenses as may be incurred in collection, including a reasonable attorney's fee. Trustors will continuously maintain fire insurance, of such type or types and in the amount of the unpaid principal balance under the promissory note of even date on the buildings and improvements now or hereafter on the premises, and trustors will pay promptly when due any premiums therefor. If trustors shall make default in any of the above matters, beneficiaries may at their * 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 \$ *55,000.00* 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:

| COUNTY | BOOK | PAGE | DOC. NO. | COUNTY | BOOK | PAGE | DOC. NO. |
|-----------|---------------|------|----------|------------|------------------|------|----------|
| Churchill | 39 Mortgages | 363 | 115384 | Lincoln | | | 45902 |
| Clark | 850 Off. Rec. | | 682747 | Lyon | 37 Off. Rec. | 341 | 100661 |
| Douglas | 57 Off. Rec. | 115 | 40050 | Mineral | 11 Off. Rec. | 129 | 89073 |
| Elko | 92 Off. Rec. | 652 | 35747 | Nye | 105 Off. Rec. | 107 | 04823 |
| Esmeralda | 3-X Deeds | 195 | 35922 | Ormsby | 72 Off. Rec. | 537 | 32867 |
| Eureka | 22 Off. Rec. | 138 | 45941 | Pershing | 11 Off. Rec. | 249 | 66107 |
| Humboldt | 28 Off. Rec. | 124 | 131075 | Storey | "S" Mortgages | 206 | 31506 |
| Lander | 24 Off. Rec. | 168 | 50782 | Washoe | 300 Off. Rec. | 517 | 107192 |
| | | | | White Pine | 295 R.E. Records | 258 | |

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,

JACK P. OPOCENSKY and

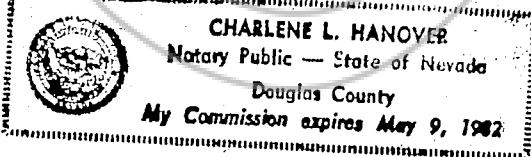
CAROLYN J. OPOCENSKY

X *Jack P. Opocensky*
JACK P. OPOCENSKY

X *Carolyn J. Opocensky*
CAROLYN J. OPOCENSKY

who acknowledged that they executed the above instrument.

Signature *Charlene L. Hanover*
(Notary Public)



ORDER NO. }
ESCROW NO. }

WHEN RECORDED MAIL TO:

Mr. and Mrs. Troels Udsen

3823 West Pacific Coast Highway

Ventura, California 93011

FOR RECORDER'S USE

52460

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Continuation of OPOCENSKY/UDSEN Short Form Deed of Trust and Assignment of Rents

*discretion insure and keep insured all or any of such buildings and improvements to the amount aforesaid, and the expense of so doing shall be added to the principal debt hereby secured, and bear interest at the same rate. All insurance shall designate beneficiaries as first loss payee.

Assessment Parcel # 29-071-12

COPY

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$ 4.00 pd
1981 JAN 12 AM 11:38

MARIE A. RABEL
RECORDER
Marie A. Rabel
dep.

52460

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