

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

TIDES 287-1708  
5222-2

THIS DEED OF TRUST, made this 8th day of May

A. D., 1981, by and between John S. Bliss and Carolyn M. Bliss, his wife

As Trustor, and DOUGLAS COUNTY TITLE CO., INC.

a corporation duly organized and existing under and by virtue of the laws of the State of Nevada

As Trustee, and FIRST NATIONAL BANK OF NEVADA, Reno, Nevada, a corporation organized and existing under and by virtue of the laws of the United States of America, as Beneficiary. (It is distinctly understood that the word "Trustor" and the word "his" referring to the Trustor, as herein used, are intended to and do include the masculine, feminine and neuter genders and the singular and plural numbers, as indicated by the content.)

WITNESSETH: That said Trustor hereby grants, conveys and confirms unto said Trustee in trust with power sale, the following described real property situate in the \_\_\_\_\_

County of Douglas State of Nevada, to-wit: See attached:

All that portion of the Southwest 1/4 of the Northwest 1/4 of section 24, Township 12 North, Range 20 East, M.D.B. & M., situated in the County of Douglas, State of Nevada, more particularly described as follows, to-wit:

COMMENCING at the West Quarter corner of said Section 24, Thence East, a distance of 990 feet to a point; thence North, a Distance of 687 feet to the Southwest corner of the parcel of land and the True Point of Beginning; said point also lying within the Northerly line of Colt Lane, (50 foot in width); thence continuing North, a distance of 306 feet to a point, being the Northwest corner of the Parcel of land; thence East, a distance of 305 feet to a point on the Westerly line of Pinto Circle, (50 foot in width), and being the Northeast corner of the parcel of land; thence South along said Westerly line of Pinto Circle, a distance of 281 feet to a point of curvature to the right, said curve having a central angle of 90° and a radius of 25 feet; thence along said curve to the right, an arc distance of 39.27 feet more or less to a point on the Northerly line of Colt Lane, and the end of the curve; thence along said Northerly line of Colt Lane, Westerly, a distance of 280 feet to the POINT OF BEGINNING.

Said land is more fully shown as Parcel 2 on that certain Parcel Map filed for record on July 10, 1975, in the office of the County Recorder of Douglas County, Nevada, as File No. 81559.

56588

LIBER 581 PAGE 1406

Assessment Parcel No. 29-074-04

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 83,379.60 executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.

Trustor grants to Beneficiary the right to record notice that this deed of trust is security for additional amounts and obligations not specifically mentioned herein but which constitute indebtedness or obligations of the Trustor for which Beneficiary may claim this deed of trust as security.

AND THIS INDENTURE FURTHER WITNESSETH:

FIRST: The trustor promises to properly care for and keep the property herein described in first class condition, order and repair; to care for, protect and repair all buildings and improvements situate thereon; not to remove or demolish any buildings or other improvements situate thereon; and otherwise to protect and preserve the said premises and the improvements thereon and not to commit or permit any waste or deterioration of said buildings and improvements or of said premises.

SECOND: The following covenants, No. 1, 2 (\$83,820.00 amount of insurance) 3, 4 (interest 1% per month) 5, 6, 7 (counsel fees 10%) and 8 of N. R. S. 107.030, are hereby adopted and made a part of this deed of trust.

THIRD: In the event of a deficiency after sale pursuant to the covenants incorporated herein, the Beneficiary has a right to claim and collect such deficiency out of other property not otherwise exempt of the Trustor, by suit or otherwise, together with costs incurred and a reasonable attorneys' fee.

FOURTH: The rights and remedies hereby granted shall not exclude any other rights or remedies granted herein or by law, and all rights or remedies granted hereunder or permitted by law shall be concurrent and cumulative.

FIFTH: Trustor further agrees that the beneficiary may from time to time and for periods not exceeding one year, in behalf of the Trustor renew or extend any promissory note secured hereby and said renewal or extension, shall be conclusively deemed to have been made when so endorsed on said promissory note or notes by the beneficiary in behalf of the Trustor.

SIXTH: In the event of any tax or assessment on the interest under this deed of trust it will be deemed that such taxes or assessments are upon the interest of the trustor, who agrees to pay such taxes or assessments although the same may be assessed against the beneficiary or trustee.

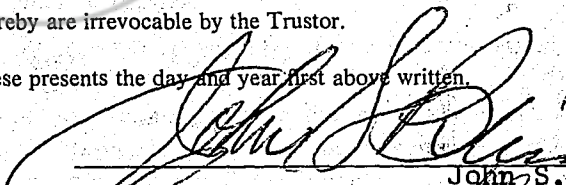
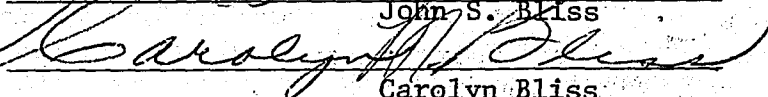
SEVENTH: All the provisions of this instrument shall inure to, apply to, and bind the legal representatives, successors and assigns of each party hereto respectively.

EIGHTH: In the event of a default in the performance or payment under this deed of trust or the security for which this deed of trust has been executed, any notice given under Section 107.080 N. R. S. shall be given by Certified mail to the trustor(s) addressed to

John S. & Carolyn Bliss, P. O. Box 1238, Gardnerville, Nv. 89410  
and such notice shall be binding upon the trustor(s), assignee(s), or grantee(s) from the trustor(s).

NINTH: It is expressly agreed that the trusts created hereby are irrevocable by the Trustor.

IN WITNESS WHEREOF, the Trustor has executed these presents the day and year first above written.

  
\_\_\_\_\_  
John S. Bliss  
  
\_\_\_\_\_  
Carolyn Bliss  
M.

**ASSUMPTION  
NOT PERMITTED**

State of Nevada

County of Washoe

SS.

On this 19th day of May in the year A. D. nineteen hundred and Eighty One before me, Kathy Walker a Notary Public in and for said County of Washoe personally appeared John S. Bliss and Carolyn M. Bliss known to me to be the person.s whose name.s subscribed to the within instrument, and acknowledged to me that t.he.y 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 in the said County of

Washoe the day and year in this certificate first above written.

KATHY WALKER

Notary Public - State of Nevada

Washoe County

My Commission Expires Nov. 28, 1982

Notary Public in and for the County of Washoe State of Nevada.

My Commission Expires November 28, 1981.

Kathy Walker



On this day of in the year A. D. nineteen hundred and before me, a Notary Public in and for said County of personally appeared known to me to be the person whose name subscribed to the within instrument, and 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 in the said County of

the day and year in this certificate first above written.

Notary Public in and for the County of State of Nevada.

My Commission Expires 19

deed of Trust and Assignment of Rent

Trustor.

TO

Trustee.

FIRST NATIONAL BANK OF NEVADA RENO, NEVADA

Beneficiary.

A. D., 19

Filed for record at the request of

FIRST NATIONAL BANK OF NEVADA RENO, NEVADA

OFFICE

A. D., 19

at Min. past o'clock

M., in Vol. of

Page and following, Records of

County, Nevada.

County Recorder.

Deputy Recorder.

ICL - 165 (11-78)

WHEN RECORDED MAIL TO

OFFICE

FIRST NATIONAL BANK OF NEVADA RENO, NEVADA

(Address of Office)

REQUESTED BY DOUGLAS COUNTY TITLE

IN OFFICIAL RECORDS OF DOUGLAS CO. NEVADA

55,000.00 1981 MAY 26 PM 12:10

MARIE A. RABEL RECORDER

56588

John S. Bliss dep.