

33705-411

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made May 25, 1981

between

SONJA M. SCOTT, a married woman as her sole and separate property

herein called TRUSTOR,

whose address is Box 1488, Gardnerville, Nevada 89410

(City)

(State)

Lawyer's Title Insurance Corporation

herein called TRUSTEE, and

BILL CANEPA

herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Douglas

State of

NEVADA described as:

See Attached Exhibit A

In the event the trustor sells, conveys or alienates the within described real property; or contracts to sell, convey or alienate; or is divested of title in any other manner without the approval of an assumption of this obligation by the beneficiary being first obtained, beneficiary shall have the right to declare the unpaid balance due and payable in full, irrespective of the maturity date expressed on the note secured hereby.

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 \$ 24,000.00 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 file number, noted below opposite the name of such county, namely:

| COUNTY | BOOK | PAGE | DOC. NO. | COUNTY | BOOK | PAGE | DOC. NO. |
|-----------|---------------|------|----------|------------|-------------------|------|----------|
| Churhill | 39 Mortgages | 363 | 115384 | Lincoln | | | 49502 |
| 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 undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to hjm at his address hereinbefore set forth

STATE OF NEVADA

SIGNATURE OF TRUSTOR

COUNTY OF Douglas

On May 25, 1981

before me,

a Notary Public, personally appeared

Sonja M. Scott

known to me to be the person whose name is

she subscribed to the within instrument and acknowledged that

she

executed the same.

Sonja M. Scott

Sonja M. Scott

NOTARY PUBLIC

DIXIE LEE WRIGHT

Notary Public - State of Nevada

Carson City

My Commission Expires Nov. 29, 1982



RECORDING REQUESTED BY

MID VALLEY MORTGAGE CO.

WHEN RECORDED MAIL TO

Name
Street
Address
City
State
Zip

Mid Valley Mortgage Co.
P.O. Box 1538
Minden, Nevada 89423

56604

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EXHIBIT "A"

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

A Parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 13 North, Range 21 East, M.D.B. & M., more particularly described as follows:

Commencing at the South quarter corner of Section 33, proceed North 2,972.30 feet, thence West 660 feet to the point of beginning, which is the Southeast corner of said parcel, thence North 660 feet, thence West 660 feet, thence South 660 feet, thence East 660 feet, to the true point of beginning. APN 23-160-09.

RESERVING THEREFROM a non-exclusive easement for road and incidental purposes over and across the West 25 feet of said land and further reserving therefrom a non-exclusive easement for public utilities and drainage purposes over and across the East 20 feet of the West 45 feet of said land and further reserving therefrom a non-exclusive easement for road and incidental purposes over and across the South 13.98 feet of said land.

Together with a Right of Way for road and utility purposes over and across that portion of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 13 North, Range 21 East, M.D.B. & M., more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest 1/4 of Section 33, Township 13 North, Range 21 East, thence North 330 feet to the point of beginning; thence Westerly 2,640.00 feet; thence Northerly 30 feet, thence Easterly 2,640.00 feet; thence Southerly 30 feet to the point of beginning, as granted in fee to Sonja M. Scott in Deed recorded January 13, 1978, in Book 178, Page 804, Document No. 16719 of Official Records.

EXCEPT THEREFROM all that portion of said land lying within the boundary of the here-in-above described parcel.

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REQUESTED BY
LAWYERS TITLE INS. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

\$4.00 Pd.
1981 MAY 26 PM 3:00

MARIE A. RABEL
RECORDER

Lauren Kenney
Dep. CLERK

56604

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