When recorded return to: Mr. & Mrs. Joe T. Williams 4690 Aster
Reno, Nevada 89502

DEED OF TRUST

Lot 48, as shown on the Map of Topaz Ranch Estates No. 3, filed in the office of the County Recorder of Douglas County, Nevada on March 31, 1969, Document No. 44091.

APN #37-313-3

Together with all and singular the improvements, tenements, and appurtenances thereunto belonging, or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold the same unto Trustee and its successors on the trust hereinafter expressed, namely a security for the payment of that certain Promissory Note of even date herewith in the sum of THIRTEEN THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$13,750.00).

ACCELERATION CLAUSE: In the event Trustor, without the prior written consent of the Beneficiary sells, agrees to sell, transfers or conveys its interest in the real property or any part thereof or any interest therein, Beneficiary may at its option declare all sums secured hereby immediately due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions. The terms, "Trustor" and "Beneficiary",

This Trust Deed is intended to and does secure such additional amounts as may be hereafter loaned by the Beneficiary or their successors or assigns to Trustor, and any present or future demands of any kind or nature which the Beneficiary or their successors may have against Trustor, whether created directly or acquired by assignment; whether absolute or contingent, due or not, or otherwise secured or not; or whether existing at the time of execution of this instrument or arising thereafter; also as security for the payment and performance of every obligation, covenant, premise, or agreement herein or in such Promissory Note contained.

The following covenants, Numbers 1, 3, 4, (interest ten percent (10%)), 5, 6, 7, (counsel fees ten percent (10%)), 8, and 9 of Nevada Revised Statutes 107.030, are hereby adopted and made a part of this Deed of Trust. Such provisions so incorporated shall have the same force and effect as though specifically set forth and incorporated verbatim in this Deed of Trust. In the event of conflict between the provisions of the face of this Deed of Trust and the covenants adopted by reference, the covenants on the face of this Deed of Trust shall control.

As additional security, Trustor hereby gives to and confers on the Beneficiary the right, power, and authority during the continuance of this trust, to collect the rents, issues, and profits of the property, or of any personal property located thereon, with or without taking possession of the property affected thereby, reserving unto Trustor the right prior to any default by Trustor in payment of any indebtedness secured hereby, or in the performance of any agreement hereunder, to collect and retain such rents, issues, and profits as may accrue and become payable. If breach or default is made in the prompt payment, when due, of any sum secured hereby, or in the performance of any

promise contained herein, or in any conveyance under which

Trustor claims or derives title, then, and at any time thereafter, Beneficiary hereunder may declare all sums secured

hereunder immediately due and payable, without demand or notice.

Beneficiary may, without notice to or consent of Trustor, extend the time of the payment of any indebtedness secured hereby to any successor in interest of Trustor without discharging Trustor from liability thereon.

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 situated thereon, not to remove or demolish any buildings or other improvements situated thereon; to restore any uninsured building or improvement damaged or destroyed thereon; to complete in a good workman-like manner any building or other improvement which may be constructed thereon, and to pay, when due, all claims for labor performed and for materials furnished therefor; to underpin and support, when necessary, any building or other improvement situated thereon, and otherwise to protect and preserve the same.

In the event that any action or proceeding is brought to exercise the right of eminent domain on this property or any part thereof, Trustor agrees to pay to the Beneficiary all sums received by them as compensation or damages for the condemnation of the property or any part thereof, and such sums shall be applicable to the payment of the indebtedness secured hereby, whether due or not.

All provisions of this instrument shall inure to and bind the heirs, devisees, legal representative, successors, and assigns of each party hereto respectively. The rights or remedies granted hereunder or by law shall not be exclusive but shall be concurrent and cumulative.

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

Any Trustor who is a married woman hereby expressly agrees that recourse may be had against her separate property for any deficiency and for the sale of the property hereunder.

Trustor hereby covenants and agrees to pay all reconveyance fees charged by Trustee at the time of full payment of the indebtedness secured hereby.

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

SCHEETZ ALAN B

morizanne MARYANNE SCHEETZ

STATE OF NEVADA,

COUNTY OF DOUGLAS.

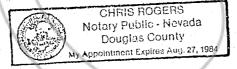
On this day of

- , 1981, personally appeared before me, a Notary Public, ALAN B. SCHEETZ and

MARYANNE SCHEETZ who acknowledged that they executed the

SS.

foregoing instrument.





REQUESTED BY TITLE INSURANCE & TRUST CO. IN OFFICIAL RECORDS OF DOUGLAS CO. NEVADA

1981 JUH-5 PH 4: 10. \$ 6.00 pd MARIE A. RADEL

-4-

P. LIBER 581 PAGE 629

David Mathews Attorney and Counselor at Law P.O. Box 251 Minden, Nevada 89423

(702) 782-8188

31

32