

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

DEED OF TRUST

This Deed of Trust made on 4th day of June,
1981, by and between ALAN B. SCHEETZ and MARYANNE SCHEETZ,
husband and wife as joint tenants, herein called TRUSTOR, whose
address is P.O. Box 1892, Gardnerville, Nevada and TITLE
INSURANCE AND TRUST COMPANY, a California corporation, herein
called TRUSTEE, and JOE T. WILLIAMS and DOROTHY WILLIAMS, husband
and wife as joint tenants, herein called BENEFICIARY, witnesseth:
That Trustor hereby grants, conveys, and confirms unto Trustee,
in trust with power of sale, the real property situate in the
County of Douglas, State of Nevada, described as follows:

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",

1 include their successors.

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

13 The following covenants, Numbers 1, 3, 4, (interest ten
14 percent (10%)), 5, 6, 7, (counsel fees ten percent (10%)), 8, and
15 9 of Nevada Revised Statutes 107.030, are hereby adopted and made
16 a part of this Deed of Trust. Such provisions so incorporated
17 shall have the same force and effect as though specifically set
18 forth and incorporated verbatim in this Deed of Trust. In the
19 event of conflict between the provisions of the face of this Deed
20 of Trust and the covenants adopted by reference, the covenants
21 on the face of this Deed of Trust shall control.

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

1 promise contained herein, or in any conveyance under which
2 Trustor claims or derives title, then, and at any time there-
3 after, Beneficiary hereunder may declare all sums secured
4 hereunder immediately due and payable, without demand or notice.

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

9 Trustor promises to properly care for and keep the property
10 herein described in first-class condition, order, and repair; to
11 care for, protect, and repair all buildings and improvements
12 situated thereon, not to remove or demolish any buildings or
13 other improvements situated thereon; to restore any uninsured
14 building or improvement damaged or destroyed thereon; to complete
15 in a good workman-like manner any building or other improvement
16 which may be constructed thereon, and to pay, when due, all
17 claims for labor performed and for materials furnished therefor;
18 to underpin and support, when necessary, any building or other
19 improvement situated thereon, and otherwise to protect and
20 preserve the same.

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

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

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

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


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

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

11 Alan B. Scheetz Maryanne Scheetz
12 ALAN B. SCHEETZ MARYANNE SCHEETZ
13

14
15 STATE OF NEVADA,)
16 COUNTY OF DOUGLAS.) : ss.

17 On this 4 day of June, 1981, personally
18 appeared before me, a Notary Public, ALAN B. SCHEETZ and
19 MARYANNE SCHEETZ who acknowledged that they executed the
20 foregoing instrument.

21
22  CHRIS ROGERS
23 Notary Public - Nevada
Douglas County
My Appointment Expires Aug. 27, 1984

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32 Chris Rogers
NOTARY PUBLIC

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

1981 JUN -5 PM 4:10

6.00 pd.
MARIE A. RADEL
RECORDER

Carol East 56982
Dep. LIBER 681 PAGE 629