

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 12th day of August, 1981, between

PHILIP D. SULLIVAN AND GLADYS SULLIVAN, husband and wife herein called TRUSTOR,  
 whose address is P.O. Box 595 Minden, Nevada 89423  
(number and address) (city) (state) (zip) and

DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and  
 PHIL SULLIVAN REALTY INC., EMPLOYEE PENSION TRUST, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF FOR LEGAL DESCRIPTION

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 \$ 20,000.00 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.

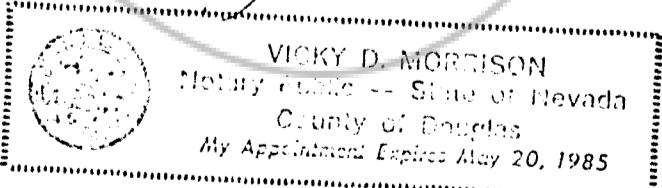
On August 12, 1981 personally appeared before me, a Notary Public,

*Philip D. Sullivan*  
 PHILIP D. SULLIVAN  
*Gladys Sullivan*  
 GLADYS SULLIVAN

Philip D. Sullivan and  
 Gladys Sullivan

who acknowledged that they executed the above instrument.

Signature *Vicky D. Morrison*  
 (Notary Public)



ORDER NO. }  
 ESCROW NO. }

WHEN RECORDED MAIL TO:  
 Phil Sullivan Realty Inc.  
 P.O. Box 595  
 Minden, NV 89423

FOR RECORDER'S USE

**59217**

LIBER 881 PAGE 855

"EXHIBIT A"

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

That portion of the Northwest Quarter of Northwest Quarter of Section 17, Township 12 North, Range 20 East, M.D.B. & M, particularly described as follows:

COMMENCING at the Northeast corner of said Section 17; thence South  $89^{\circ}40'31''$  West a distance of 4978.42 feet, to a point in the Southerly right of way line of Centerville Lane, at the Northeast corner of the parcel of land conveyed to Robert F. Cervenak, et al, recorded December 22, 1967, in Book 56 of Official Records at page 232, Douglas County, Nevada, records; thence South  $0^{\circ}20'41''$  East along the Easterly line of said Cervenak, et al, parcel, being identical with the Westerly line of the parcel of land conveyed to Robert W. Mullins, by Agreement recorded January 30, 1968, in Book 57 of Official Records at page 135, Douglas County, Nevada, records, a distance of 493.03 feet to a point in said Easterly line, at the Southwesterly corner of said Mullins parcel, above referred to, the TRUE POINT OF BEGINNING; thence North  $86^{\circ}33'30''$  East along the Southerly line of said Mullins parcel a distance of 303.01 feet to the Southeasterly corner of said Mullins parcel, the Northeasterly corner hereof; thence South  $1^{\circ}34'$  West a distance of 302.36 feet to the Southeasterly corner hereof; thence South  $87^{\circ}52'$  West a distance of 291.85 feet, to the Southwesterly corner hereof, being identical with the Southeasterly corner of the Cervenak, et al, parcel above referred to; thence North  $0^{\circ}20'41''$  West, along said Cervenak, et al, parcel a distance of 318.02 feet, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for roadway purposes, over and across the following described property:

BEGINNING at the Southeasterly corner of the herein above described parcel, being a point in the Westerly line of said easement; thence North  $1^{\circ}34'$  East along said Westerly line, a distance of 805.07 feet, to a point in the Southerly right of way line of Centerville Lane; thence North  $89^{\circ}32'$  East along the Southerly right of way line of Centerville Lane a distance of 59.43 feet, to the Northwesterly corner of the parcel of land conveyed to Wallace A. Rosser, et ux, by Agreement recorded March 20, 1968, in Book 58 of Official Records, at page 34, Douglas County, Nevada, records; thence South  $1^{\circ}31'36''$  West, along the Westerly line of said Rosser parcel, being the Easterly line of said easement, a distance of 780.12 feet, to the Southwesterly corner of said Rosser parcel; thence South  $68^{\circ}54'39''$  West a distance of 65.04 feet to THE POINT OF BEGINNING.

REQUESTED BY,  
*Phil Sullivan*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
\$5.00 Pd.  
1981 AUG 14 AM 11:23

MARIE A. RABEL  
RECORDER  
*Laura Kenney*  
Dep.

59217

LIBER 881 PAGE 856