

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 29<sup>th</sup> day of December, 1981, by and between

I.G.M. RANCH CORP., a Nevada Corporation, whose address is: P.O. BOX 1352 GARDNERVILLE, NEVADA 89410, herein called TRUSTOR, and

VALLEY TITLE AND ESCROW COMPANY, a Nevada Corporation, herein called TRUSTEE, and RICHARD M. WISEMAN and MARGARET A. WISEMAN, husband and wife, as joint tenants with right of survivorship, herein called BENEFICIARY,

WITNESSETH:

Trustor does hereby irrevocably grant, bargain, sell, transfer and assign to Trustee in trust, with power of sale, that certain real property located in the County of Douglas, State of Nevada, described as follows: on those certain exhibits marked EXHIBITS "A through F" inclusive, attached hereto and by this reference made a part hereof.

Trustor and Beneficiary do hereby agree that providing Trustor is not in default in any of the covenants and conditions herein set forth, or in the payments provided for in the Promissory Note secured hereby, Beneficiary will release from the lien or charge of this Deed of Trust any one PARCEL of Trustor's choice, from the total acreage encumbered hereby, upon payment by Trustor of an amount to apply to the principal of the Promissory Note secured by this Deed of Trust based on the rate of \$14,500.00 per PARCEL, plus any accrued interest to date of payment. Trustor and Beneficiary hereby agree that all parcels encumbered hereby are substantially equal in value and thereby agree upon a uniform release price provided above.

Together with all the improvements now or hereafter erected on the property, easements, rights, appurtenances, rents, royalties, minerals, oil and gas rights, profits, water, water rights and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust, and the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject however, to the rights, 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 \$ 87,000.00 with interest thereon according to the terms of the Promissory Note of even date herewith made by Trustor, payable to the order of Beneficiary, and all extensions or renewals thereof; (2) The performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) The payment of additional sums and interest thereon which may hereafter be loaned to Trustor or to its successors and 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, covenants and conditions set forth in that fictitious master form deed of trust described below, the contents of which are incorporated herewith as if set forth in full, and further adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in said fictitious master form deed of trust which has been recorded in the office of each county recorder in the State of Nevada, pursuant to N.R.S. 111.353 (1977), said master form deed of trust appearing in each of the counties set forth below at the book and page and under the document file number as depicted immediately opposite the name of the county where said master form deed of trust was recorded, namely:

COUNTY:	DATE:	BOOK:	PAGE:	DOC. NO.:	COUNTY:	DATE:	BOOK:	PAGE:	DOC. NO.:
Carson City	4/ 7/78	228	378	78404	Lincoln	3/31/78	25	45	61698
Churchill	3/27/78	127	240	158087	Lyon	4/ 7/78	----	----	36709
Clark	4/ 3/78	867	---	826600	Mineral	3/28/78	57	243	34515
Douglas	4/ 7/78	478	412	19421	Nye	3/29/78	216	396	66027
Elko	3/28/78	283	537	110909	Pershing	3/28/78	89	500	101786
Esmeralda	3/27/78	37	351	87150	Storey	3/27/78	10	----	41690
Eureka	3/27/78	63	129	84780	Washoe	3/27/78	1215	596	521924
Humboldt	3/28/78	106	388	182776	White Pine	3/27/78	412	391	192310
Lander	3/27/78	155	262	089800					

The terms of the master form deed of trust hereinabove referred to, and appearing on the reverse side hereof, shall inure to and bind the parties hereto and by reference thereto, are incorporated herein as if set forth in full. Beneficiary may charge a reasonable sum for any statement regarding the obligations secured hereby and further charge a reasonable sum for each change in the parties making the payments secured hereby. Any notices under this Deed of Trust shall be mailed to Trustor at the address above.

I.G.M. RANCH CORP.

By: [Signature] Trustor  
NORMAN H. BERGE

STATE OF NEVADA }  
County of Washoe } ss.  
On DEC 24, 1981 before me,

a Notary Public, personally appeared Norman H. Berge

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

NOTARY PUBLIC

[Signature]  
ROY E. GIORGI, Notary Public  
DANIEL LE BLANC

C. NICHOLAS PEREOS, LTD.  
Attorney At Law  
P. O. Box 1803  
Reno, Nevada 89505



RONDA L. BANCROFT  
Notary Public - State of Nevada  
Washoe County  
My Appointment Expires Oct. 15, 1984

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LIBER 1281 PAGE 1463

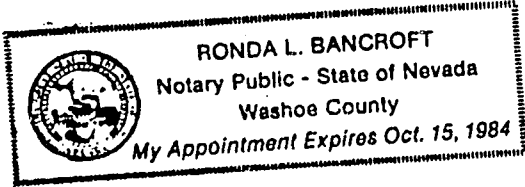
STATE OF NEVADA

County of

Washoe

ss.

On this 29<sup>th</sup> day of December in the year one thousand nine hundred and personally appeared before me, Ronda L. Bancroft, a Notary Public in and for said Washoe County



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp, at my office in Washoe the day and year last above written.

Ronda L. Bancroft

Roy Giorgi is subscribed to the within instrument, as the attorney in fact of Daniel LeBlanc and he, the said Roy Giorgi acknowledged to me that he signed the name of the said Daniel LeBlanc thereto as principal and he own name as attorney in fact, and that as such attorney in fact he executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

CARLISLE'S FORM NO. 24N—(ACKNOWLEDGMENT-ATTORNEY IN FACT) 98781

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LIBER 1281 PAGE 1464

## DESCRIPTION

## PARCEL "2-D"

All that real property situate in the Northwest one-quarter of the Northeast one-quarter of Section 25, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Beginning at the Northwest corner of Lot 24, Thompson Acres Unit No. 2, recorded March 22, 1978, Document # 18827; thence from said corner South 247.01 feet; thence West 332.51 feet; thence North 247.01 feet; thence East 332.51 feet to the POINT OF BEGINNING. Containing 1.89 acres, more or less.

## DESCRIPTION

## PARCEL "2-C"

All that real property situate in the Northwest one-quarter of the Northeast one-quarter of Section 25, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Beginning at a point which bears West 332.51 feet from the Northwest corner of Lot 24, Thompson Acres Unit No. 2, recorded March 22, 1978, Document # 18827; thence from said point South 247.01 feet; thence West 332.50 feet; thence North 247.01 feet; thence East 332.50 feet to the POINT OF BEGINNING. Containing 1.89 acres, more or less.

EXHIBIT "C" .

DESCRIPTION

PARCEL "2-B"

All that real property situate in the Northwest one-quarter of the Northeast one-quarter of Section 25, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Beginning at the Southwest corner of Lot 25, Thompson Acres Unit No. 2, recorded March 22, 1978, Document # 18827; thence from said corner West 332.51 feet; thence North 362.99 feet; thence East 332.51 feet; thence South 362.99 feet to the POINT OF BEGINNING. Containing 2.77 acres, more or less.



## EXHIBIT "D"

## DESCRIPTION

## PARCEL "2-A"

All that real property situate in the Northwest one-quarter of the Northeast one-quarter of Section 25, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Beginning at a point which bears West 332.51 feet from the Southwest corner of Lot 25, Thompson Acres Unit No. 2, recorded March 22, 1978, Document # 18827; thence from said point West 332.50 feet; thence North 362.99 feet; thence East 332.50 feet; thence South 362.99 feet to the POINT OF BEGINNING. Containing 2.77 acres, more or less.

## EXHIBIT "E"

## DESCRIPTION

## PARCEL "1-D"

All that real property situate in the Northwest one-quarter of the Northeast one-quarter of Section 25, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Beginning at a point which bears West 940.01 feet from the Northwest corner of Lot 24, Thompson Acres Unit No. 2, recorded March 22, 1978, Document # 18827; thence from said point East 275.00 feet; thence South 630.16 feet; thence West 275.00 feet; thence North 630.16 feet to the POINT OF BEGINNING. Containing 3.98 acres, more or less.

## EXHIBIT "F"

## DESCRIPTION

## PARCEL "1-B"

All that real property situate in the Northwest one-quarter of the Northeast one-quarter of Section 25, Township 12 North Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Beginning at a point which bears West 1140.01 feet from the Southwest corner of Lot 25, Thompson Acres Unit No. 2, recorded March 22, 1978, Document # 18827; thence from said point North 234.67 feet; thence East 475.00 feet; thence South 234.67 feet; thence West 475.00 feet to the POINT OF BEGINNING. Containing 2.56 acres, more or less.

REQUESTED BY  
*Richard Weinman*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
\$ 11.00 pd.  
1981 DEC 30 PM 1:42

SUZANNE BEAUDREAU  
RECORDER  
*Carol J. Hart* 63598  
Liber LIBER 1281 PAGE 1470