

Order No. _____

Escrow No. 36130 M

When Recorded Mail To:
Bank of America
P.O. Box 31
Yuba City, CA. 95991

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 8th day of March, 1982, by and between

ALEXANDER R. WAGNER and MICHELE M. WAGNER, husband and wife, TRUSTOR,

whose address is 1587 5th Green Court Gardnerville, Nevada 89410
(Number and Street) (City) (State)

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation TRUSTEE, and
THOMAS E. NEVIS, a married man as to an undivided one-half interest, and SAMUEL A. NEVIS, a
married man as to an undivided one-half interest, as Tenants in Common, 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 follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

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 \$ 25,454.50***** 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 on the reverse hereof; (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 undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

STATE OF NEVADA)
County of Douglas) ss.
On March 17, 1982
personally appeared before me, a Notary Public,
Alexander R. Wagner and Michele M. Wagner

C. ACEVES
Notary Public - State of Nevada
Douglas County
My Commission expires Aug. 14, 1982

Signature of Trustor
Alexander R. Wagner
Alexander R. Wagner
Michele M. Wagner
Michele M. Wagner

who acknowledged that they executed the above instrument.

C. Aceves Notary Public

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
PHONE (702) 882-4577

LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BLDG.
P.O. BOX 55
ZEPHYR COVE, NEVADA 89448
PHONE (702) 588-6676

EXHIBIT "A"

PARCEL NO. 1

A Parcel of land situated in and being a portion of the NE 1/4 of Section 34, and the NW 1/4 of Section 35, in Township 13 North, Range 20 East, M.D.B. & M., described as follows:

Parcel 8-D, as set forth on that certain Wagner Parcel Map of Lot 8 of Record of Survey for Al Wagner filed for record in the office of the County Recorder of Douglas County, Nevada on January 21, 1982, as Document No. 64239.

RESERVING THEREFROM a private access and utility easement, with incidents thereto, over, under and across the Southerly 30 feet of Parcel 8-D and further reserving therefrom a private access and irrigation easement with incidents thereto, over and across the Easterly 100 feet of Parcel 8-D, as set forth on the here-in-above map.

PARCEL NO. 2

TOGETHER with all those certain access and utility easements for ingress and egress as set forth on that certain Record of Survey for Nevis Industries, Inc., filed for record in the office of the County Recorder of Douglas County, Nevada, on December 23, 1980, as Document No. 51917.

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REQUESTED BY
LAWYERS TITLE INS. CORP.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
185.00 pd
1982 MAR 17 PM 3:57

SUZANNE BEAUDREAU
RECORDER
Suzanne Beaudreau
dep.

65981

LIBER 382 PAGE 1267