

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

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THIS DEED OF TRUST, made this 11th day of May 1982, between
 STUART SPEAR and DONNA SPEAR, husband and wife, herein called TRUSTOR,
 whose address is P.O. Box 1832, Zephyr Cove, Nevada 89448 (state) (zip) and
 DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and SHERIDAN KRAMER FERRIERA
 AND NANCY JANE FERRIERA, husband and wife, as Joint Tenants, 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 HEREOF"

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 \$ 75,000.00 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
Eiko	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	63107
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 May 10, 1982 personally
 appeared before me, a Notary Public,

Stuart Spear
 Stuart Spear
Donna A. Spear
 Donna Spear

Stuart Spear and Donna Spear

who acknowledged that they executed the above instrument.

Signature *W. F. McCreary*
 (Notary Public)

FOR RECORDER'S USE



ORDER NO. }
 ESCROW NO. } 5767

WHEN RECORDED MAIL TO:
 Sheridan Kramer Ferriera
 1454 Miller Ave.
 San Jose, CA. 95129

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EXHIBIT "A"
LEGAL DESCRIPTION

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

Commencing at the one-quarter corner common to Sections 27 and 34, Township 14 North, Range 18 East, M.D.B. & M., thence Southerly along the North-South centerline of said Section 34, south $00^{\circ}28'58''$ West 2162.69 feet; thence South $89^{\circ}52'48''$ East 250.02 feet; thence South $04^{\circ}30'00''$ East 150.49 feet to the True Point of Beginning; thence South $89^{\circ}52'48''$ East 104.94 feet; thence South $04^{\circ}30'00''$ East 115.09 feet; thence along a curve concave to the Southeast with a radius of 45.00 feet, a central angle of $51^{\circ}37'52''$, and an arc length of 40.55 feet; thence North $89^{\circ}52'48''$ West 85.02 feet; thence North $04^{\circ}30'00''$ West 150.49 feet to the True Point of Beginning.

Subject to a non-exclusive easement for access and utility purposes described as follows:

Beginning at the Northwest corner of the above described parcel; thence South $89^{\circ}52'48''$ East 40.41 feet; thence South $12^{\circ}52'44''$ West 101.37 feet; thence South $04^{\circ}30'00''$ East 201.79 feet; thence North $89^{\circ}52'48''$ West 10.03 feet; thence North $04^{\circ}30'00''$ West 300.98 feet to the Point of Beginning.

Assessment Parcel No. 3-192-19-2

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

125.00 pd.
1982 MAY 11 PM 3:41

SUZANNE BEAUDREAU
RECORDER

Cecil J. White
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