

DEED OF TRUST AND ASSIGNMENT OF RENTS

(Escrow No.)

This Deed of Trust, Made this 12th day of October, 1982

Between GEORGE VALENTINE, an unmarried man here called GRANTOR or TRUSTOR,

whose address is 3111 Funston, Sacramento, California 95838

DOUGLAS COUNTY TITLE CO., INC. here called TRUSTEE, and RUTH P. ELY, a married woman as her sole and separate property, as to an undivided 68.75% interest; and BRIAN M. GALLAGHER, a married man as his sole and separate property as to an undivided 31.25% interest. Witness: That Trustor irrevocably GRANTS, BARGAINS, SELLS, AND TRANSFERS to TRUSTEE in TRUST WITH POWER OF SALE, that real property in the County of Douglas State of Nevada, described as:

Lot 23, as shown on the map of LAKEWOOD KNOLLS SUBDIVISION, Douglas County, Nevada, filed in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1958, under Document No. 13163. Assessment Parcel No. 7-253-10-7

IN the event grantor shall sell, transfer or convey, or contract to sell, transfer or convey, the herein described parcel of real property, or any portion thereof or any interest therein, the obligation secured by this deed of trust shall forthwith become due and payable, although the time of maturity expressed therein shall not have arrived.

Together with all appurtenances thereto belonging or in any wise appertaining, all fixtures now or hereafter attached to or used in connection with the property herein described, and all rents, issues and profits of said real property. SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by Paragraph 5 of Part B of the provisions incorporated herein by reference to collect and apply such rents, issues and profits, FOR THE PURPOSE OF SECURING payment of indebtedness evidenced by a promissory note, of even date herewith, executed by Trustor in the principal sum of SIXTEEN THOUSAND AND NO/100 Dollars (\$16,000.00), payable to Beneficiary or order, payment of any additional sums and interest thereon which may hereafter be loaned to the Trustor or his successors or assigns by the Beneficiary, and the performance of each agreement herein contained. Additional loans hereafter made and interest thereon shall be secured by this Deed of Trust only if made to the Trustor while he is the owner of record of his present interest in said property, or to his successors or assigns while they are the owners of record thereof, and shall be evidenced by a promissory note reciting that it is secured by this Deed of Trust.

BY THE EXECUTION AND DELIVERY OF THIS DEED OF TRUST and the note secured hereby the parties hereto agree that there are adopted and included herein for any and all purposes by reference as though the same were written in full herein the provisions of Section A, including paragraphs 1 through 4 thereof, and of Section B, including paragraphs 1 through 14 thereof, of that certain Master Form Deed of Trust recorded in the official records in the offices of the County Recorders of the following counties of the State of Nevada on June 17, 1970, unless otherwise indicated by *, **, or ***, under the Document or File No. and in the books and pages designated after the name of each county:

County	Document or File No.	Book	Page	County	Document or File No.	Book	Page
Churchill	122828	19	343	Lyon	03174		
Clark	036925	047	6-1	Mineral	06434	22	552
Douglas	48420	76	360	Nye	18337	133	35
Elko	50346	125	685	Pershing	76277	Roll 28	227
Esmeralda	43382	3-3 of Deeds	54	Storey	33435	"S" of Mortgages	324
Eureka	32734	35	300	Washoe	176799	470	22
Humboldt	142565	48	1-1	White Pine	156259	326	274
Lander	65150	98	559	Carson City	71598	98	396
Lincoln	49141	"Q" of Mortgages	35	(formerly Ormsby)			

* June 12, 1970; ** June 15, 1970; *** July 10, 1970

A copy of said provisions so adopted and included herein by reference is set forth on the reverse hereof. The parties herein further agree that with respect to said paragraph 14 of the provisions of Section B incorporated herein by reference, the amount of fire insurance required by Covenant No. 2 shall be \$ 45,000.00, and with respect to attorneys' fees provided for by Covenant No. 7, the percentage shall be awarded by the appropriate court.

THE UNDERSIGNED TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO HIM AT HIS ADDRESS HEREINBEFORE SET FORTH.

George Valentine
GEORGE VALENTINE

STATE OF NEVADA On October 12, 1982 before me, the undersigned, a Notary Public in and for said County and State, personally appeared George Valentine known to me to be the person whose name subscribed to the within instrument, and acknowledged to me that he executed the same.

RICHARD R. LYNBERG
Notary Public - State of Nevada
Washoe County
My Appointment Expires July 17, 1983

Notary's Signature *Richard R. Lynberg*

RECORDING REQUESTED BY

SPACE BELOW THIS LINE FOR RECORDER'S USE

AND WHEN RECORDED MAIL TO

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
40004
1982 NOV 12 PM 12:25

Name **AMERICAN INVESTORS MGT.**
Street Address **P O Box 2997**
City State Zip **Reno, Nevada 89505**

SUZANNE B. AUDREAU
RECORDER
Suzanne B. Audreau
LIBER 1182 PAGE 555 73108