

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 20th day of October, 1982, between

JOHN K. LITTLE and MARY E. LITTLE, husband and wife, herein called TRUSTOR, whose address is P.O. Box 2151, Minden, Nv 89423 (number and street) (city) (state) (zip) and

DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and ALEXANDER R. WAGNER and MICHELE M. WAGNER, husband and wife, herein called BENEFICIARY, as Joint Tenants with right of survivorship

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, that property in the unincorporated area of Douglas County, Nevada, described as:

SEE ATTACHED LEGAL DESCRIPTION MARKED "EXHIBIT A" CONSISTING OF ONE PAGE

"If the Trustor shall sell, convey or alienate said property, or any interest therein, or any part thereof, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the beneficiary being first had and obtained, beneficiary shall have the right at its option, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified herein, immediately due and payable."

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 \$ 29,660.00 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
Clerk	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
Esmeraldas	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 November 11, 1982 personally
appeared before me, a Notary Public,

John K. Little
JOHN K. LITTLE

John K. Little and
Mary E. Little

Mary E. Little
MARY E. LITTLE

who acknowledged that he executed the above instrument.

Signature Charlene L. Hanover
(Notary Public)



FOR RECORDER'S USE

73164

LIBER 1182 PAGE 637

ORDER NO. } 102617
ESCROW NO. }

WHEN RECORDED MAIL TO:

Mr. and Mrs. Alexander R. Wagner
1587 Fifth Green Court
Gardnerville, Nv 89410

LEGAL DESCRIPTION

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

PARCEL NO. 1

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

Parcel 8-B, as set forth on that certain Wagner Parcel Map of Lot B 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 irrigation easement with incidents thereto, over and across the Easterly 100 feet of Parcel 8-B as set forth on the herein above map.

PARCEL NO. 2

Together with private access easement over parcels 8-C and 8-D, as shown on said Wagner Parcel Map, also 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.

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$5.00 fee
1982 NOV 15 PM 12:24

SUZANNE BEAUDREAU
RECORDER

Brian Neider

73164

LIDER 1182 PAGE 638

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 whose address is P.O. Box 2151, Minden, Nv 89423 (state) and

DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and
 ALEXANDER R. WAGNER and MICHELE M. WAGNER, husband and wife, herein called BENEFICIARY,
 as Joint Tenants with right of survivorship

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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 \$ 29,660.00 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:

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 COUNTY OF DOUGLAS } ss.
 On November 11, 1982 personally
 appeared before me, a Notary Public,

John K. Little
 JOHN K. LITTLE

John K. Little and
Mary E. Little

Mary E. Little
 MARY E. LITTLE

who acknowledged that he executed the above instrument.

Signature Charlene L. Hanover
 (Notary Public)



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REQUESTED BY
DOUGLAS COUNTY TITLE

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

1982 NOV 15 PM 12:24

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