

# DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, Made this 13th day of February, 1981

Between L. W. LUNDBECK, herein called GRANTOR or TRUSTOR,

whose address is P. O. Box 2997, Reno, Nevada 89505

DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and

NEVADA FIRST THRIFT, a Nevada corporation, herein called BENEFICIARY,

Witnesseth: 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:

Being all of Lot 3 as shown on the map entitled "Kingsbury Village Unit No. 5", filed for record September 7, 1966, in the Office of the County Recorder, Douglas County, Nevada, as Document No. 33786.

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 thereunto 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 ONE HUNDRED THOUSAND EIGHT HUNDRED AND NO/100 Dollars (\$ 100,800.00) 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	30346	125	683	Perishing	76277	Roll 28	227
•• Esmeralda	41182	3-3 of Deeds	54	Storey	33435	"S" of Mortgages	324
Eureka	32734	35	500	Washoe	176799	470	22
Humboldt	142565	48	1-1	White Pine	156259	326	274
• Lander	65130	98	559	Carson City	71598	98	396
Lincoln	49141	"Q" of Mortgages	33	(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 hereto 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 \$ 100,800.00, 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 HEREINDEFER BE MAILED TO HIM AT HIS ADDRESS HEREINBEFORE SET FORTH.

*L. W. Lundbeck*  
*Lewis W. Shuman* HIS ATTORNEY-IN-FACT

L. W. LUNDBECK, by Lewis W. Shuman, his attorney-in-fact

STATE OF NEVADA )  
COUNTY OF )  
On.....19....., before me, the undersigned, a Notary Public in and for said County and State, personally appeared..... known to me to be the person..... whose name..... subscribed to the within instrument, and acknowledged to me that..... he..... executed the same.

Notary's Signature .....

RECORDING REQUESTED BY

SPACE BELOW THIS LINE FOR RECORDER'S USE

*Debster 1413*

AND WHEN RECORDED MAIL TO

Name  
Street Address  
City State Zip

AMERICAN INVESTORS MGT.  
P O Box 2997  
Reno, Nevada 89505

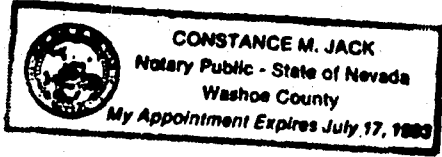
73822  
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STATE OF NEVADA

County of WASHOE

On this 13th day of February in the year one thousand nine hundred and eighty two personally appeared before me, Constance M. Jack

Washoe County  
Lewis W. Shuman



known to me to be the person whose name is subscribed to the within instrument, as the attorney in fact of L. W. Lundbeck

and he, the said Lewis W. Shuman acknowledged to me that he signed the name of the said L. W. Lundbeck

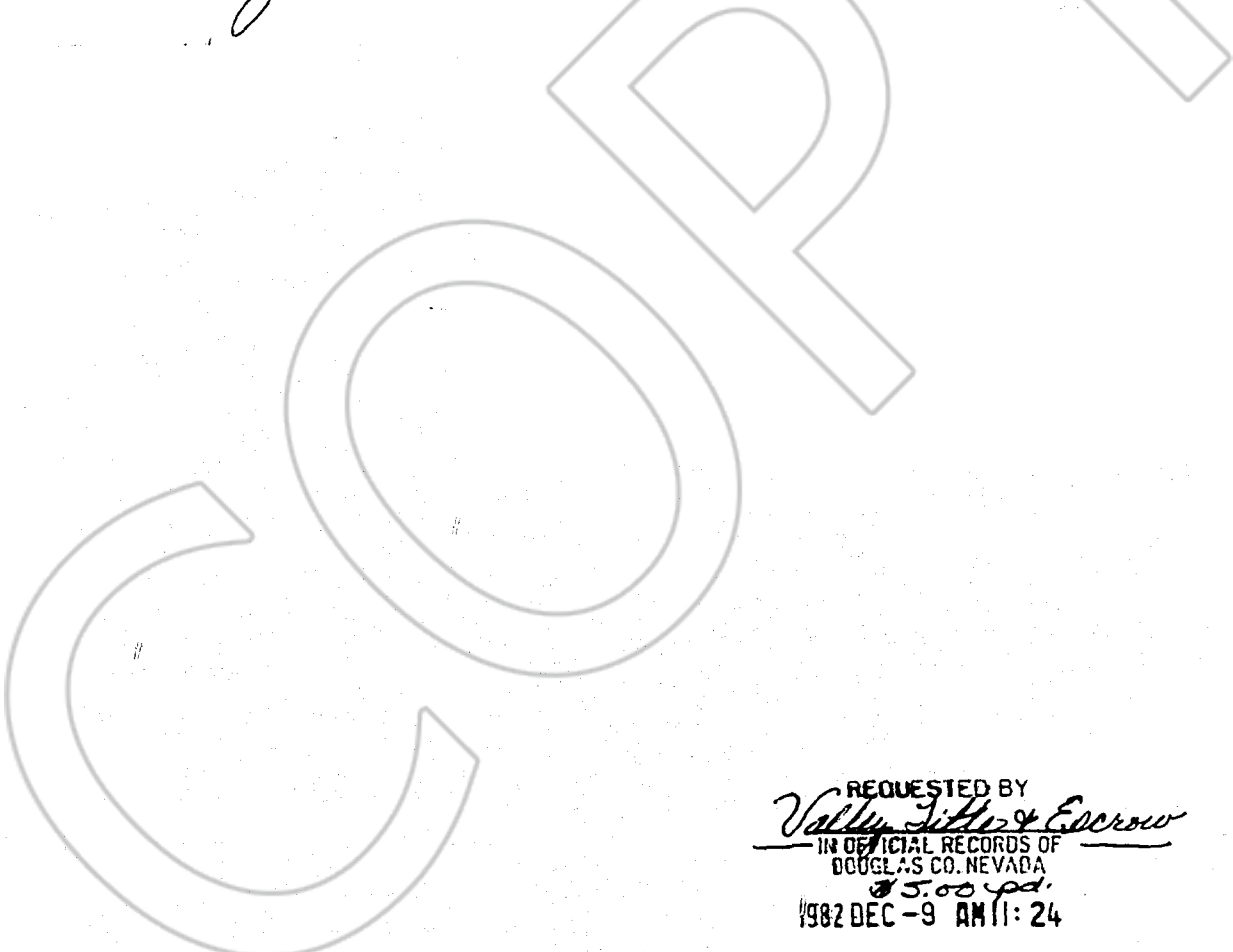
thereto as principal and his own name as attorney in fact, and that as such attorney in fact he executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

CARLISLE'S FORM NO. 24N (ACKNOWLEDGMENT-ATTORNEY IN FACT) B-10845

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp, at my

office in the day and year last above written.

Constance M. Jack



REQUESTED BY  
Valley Title & Escrow  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
\$ 5.00 pd.  
1982 DEC -9 AM 11:24

SUZANNE BEAUDREAU  
RECORDER

Casey East 73822  
Dep. LIBER 1282 PAGE 489