

CITICORP PERSON TO PERSON MORTGAGE CORP

PO BOX 7417

RENO, NEVADA 89510

19043 SAB

DO 7353 TO

BENEFICIARY

REAL PROPERTY TRUST DEED

NAME OF TRUSTEE: Comstock Title A Nevada Corp 1413 S, Virginia Reno, Nev. 89509

CITICORP PERSON TO PERSON MORTGAGE CORPORATION

4001 S, VIRGINIA SUITE 211B

RENO, NEVADA 89509

NO 11465-2	DUE 27	PRIOE ACCT NO	LOAN DATE 1-20-83	TOTAL OF PAYMENTS \$ 113400.00
TRUSTOR VERN A PIERCE	CO TRUSTOR ALBERTA PIERCE			AMOUNT FINANCED \$ 46137.82
1583 5TH GREEN COURT			PAYABLE IN MONTHLY PAYMENTS, THE FIRST ONE	FIRST PAYMENT DUE 2-27-83
GARDNERVILLE NEVADA 89701	14.50 %	OFFS 630.00 AND 179 OFFS 630.00		DATE OF MATURITY AND FINAL PAYMENT DUE 1-27-98
ANNUAL PERCENTAGE RATE			EACH EXCEPT FINAL PAYMENT SHALL BE UNPAID BALANCE	

This Trust Deed is is not secured by a Note with a Demand feature.

By this Deed of Trust, the undersigned (all, if more than one), hereafter "Trusor", for the purpose of securing payment of a Promissory Note of even date from Trusor to Beneficiary above named, the Maximum Outstanding at any given time not to exceed the Amount Financed stated above, hereby grants, transfers and assigns to the above named Trustee in trust, with power to sale, the following described real estate together with all improvements thereon situated in Nevada, County of Douglas

Lot 37 as shown on the official plat of Gardnerville Ranchos Unit No. 3, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 1 of Maps, File No., 28310, and Title sheet amended on June 4, 1965, as File No. 28378.

If the Trusor shall fully pay according to its terms the indebtedness hereby secured then this Trust Deed shall become null and void.

Trusor agrees to pay when due all taxes, liens and assessments that may accrue against the above described property and shall maintain insurance in such form and amount as may be satisfactory to the Beneficiary in said Beneficiary's favor, and in default thereof Beneficiary may (but is not obligated to do so and without waiving its right to declare a default) effect said insurance in its own name or pay such lien, tax or assessment. The premium tax, lien or assessment paid shall be added to the unpaid balance of the obligation herein and be secured by this Deed of Trust and shall bear interest from the date of payment at the above Annual Percentage Rate.

Should Trusor sell, convey, transfer or dispose of, or further encumber said property, or any part thereof, without the written consent of Beneficiary being first had and obtained, then Beneficiary shall have the right, at its option, to declare all sums secured hereby forthwith due and payable.

Upon default by Trusor in payment of any indebtedness secured hereby or in the performance of any agreement hereunder all sums secured hereby shall immediately become due and payable at the option of Beneficiary and without demand but upon notice to Trusor. In such event and upon written request of Beneficiary, the Trustee shall sell, for lawful money of the United States, the property then subject to this Deed of Trust, as a whole or in separate parcels, at Beneficiary's option, in accordance with the provisions of the laws of the State of Nevada in force at the time of such sale, and if in separate parcels, in such order as Beneficiary may direct, a public auction to the highest bidder for cash in lawful money of the United States, payable at the time of sale. Trustee may postpone the sale of all or any portion of said property by public oral announcement at the time and place of sale, and from time to time thereafter may postpone such sale by public oral announcement at the time fixed by the preceding postponement. Trustee shall apply the proceeds of sale to payment of; all sums expended under the terms hereof, not then repaid; all other sums then secured hereby, and the remainder, if any to the person or persons legally entitled thereto.

Trusor also agrees that in the event of any default in any terms and conditions of any prior trust deed affecting the aforesaid real estate or in the event of any default in any of the terms and conditions of any other trust deed, the lien of which may be or become prior and paramount to the lien of this instrument, then in every such event the Beneficiary may, at its option, declare the indebtedness secured by this instrument due for all purposes, and foreclosure may be had hereunder as in the case of any other default hereunder, or if Beneficiary chooses, Beneficiary may pay such sum or sums as shall be necessary so that the terms and conditions of any trust deed, the lien of which is then prior and paramount to the lien of this instrument, may be complied with, which such sums or sum when so paid shall be secured by the lien of this instrument and shall bear interest from the date of such payment or payments at the highest lawful contract rate per annum.

Beneficiary may, without the concurrence of Trusor and or Trustee, at any time and for any reason, by instrument in writing substitute a successor to any Trustee named herein or acting hereunder, which instrument, when properly acknowledged and recorded in the office of the County Clerk of the County where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee, who shall succeed to all its title, estate, rights, powers and duties

This Deed inures to the benefit of, and binds all parties hereto, their heirs, legatees, administrators, executors, successors and assigns.

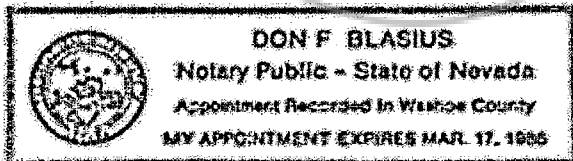
THE UNDERSIGNED TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO HIM AT HIS ADDRESS HEREINBEFORE SET FORTH.

Vern A. Pierce
Signature of Trusor
VERN A. PIERCE

Alberta Pierce
Signature of Trustee
ALBERTA PIERCE

STATE OF NEVADA }
COUNTY OF Washoe } SS

On January 20, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vern A. Pierce and Alberta Pierce known to me to be the person whose name are subscribed to the within instrument, and acknowledged to me that he executed the same



Notary's Signature Don F. Blasius
Type or Print Notary's Name Don F. Blasius

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid

To _____, Trustee: Dated _____

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by said Deed of Trust have been paid, and you are requested, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to:

CORPORATE NAME

By _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

REQUESTED BY
CHARTER TITLE INS.

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

\$5.00 pp.

1993 JAN 21 PM 2:11

SUZANNE BEAUDREAU
RECORDER

Carol St. Laurent
Dep.

075361

LIBER

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