

DEED OF TRUST AND ASSIGNMENT OF RENTS

(Escrow No. DO 8379 KH)
19 83

This Deed of Trust, Made this 15th day of December
Between DAN BROWN and ELEANOR D. BROWN, husband and wife as joint tenants
herein called GRANTOR or TRUSTOR,
whose address is P.O. Box 10631, Reno, Nevada 89510
(Number and Street) (City) (Zone) (State)

LACELAW CORP., dba, CHARIER TITLE, herein called TRUSTEE, and
CHARLES W. MORGAN and BEVERLY A. MORGAN, husband and wife as joint tenants
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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE, FOR LEGAL DESCRIPTION

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 TWENTY FOUR THOUSAND TWO HUNDRED FORTY NINE AND 55/100THS-----Dollars (\$24,249.55), 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	017	6-1	Mineral	06434	22	552
* Douglas	48420	76	560	Nye	18537	133	35
Elko	50546	125	685	Pershing	76277	Roll 28	227
** Esmeralda	43382	33 of Deeds	54	Storey	33435	"S" of Mortgages	324
Foreka	52754	35	500	Washoe	176799	170	22
Humboldt	142565	48	1-1	White Pine	156259	326	274
* Lander	65150	98	552	Carson City (formerly Ormsby)	71598	98	396
Lincoln	49141	Q of Mortgages	35				

* 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 as required, and with respect to attorneys' fees provided for by Covenant No. 7, the percentage shall be reasonable.

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.

Dan Brown
Dan Brown

Signature of Trustor
Eleanor D. Brown
Eleanor D. Brown

STATE OF NEVADA,

County of CARSON CITY

On December 15, 1983

DATE

personally appeared before me,

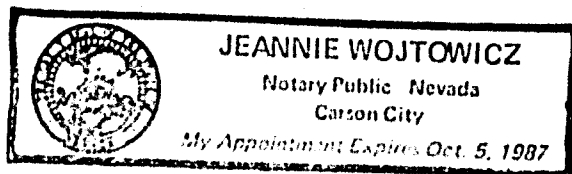
a Notary Public (or judge or other officer, as the case may be),

Dan Brown and Eleanor D. Brown

who acknowledged that he executed the above instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Carson City, the day and year in this certificate first above written.

Jeannie Wojtowicz
Signature of Notary



CARLISLE'S FORM NO. 36 N (ACKNOWLEDGMENT GENERAL) - B16355

Name
Street Address
City State Zip
Mr. & Mrs. Charles W. Morgan
#2 Lavender Circle
Carson City, Nv. 89701

092865

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EXHIBIT "A"

SITUATE IN DOUGLAS COUNTY, STATE OF NEVADA AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

The South 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35 Township 14 North, Range 20 East, M.D.B. & M.

PARCEL TWO:

Together with a non-exclusive easement of ingress and egress over the following described property:

A Strip of land, 50 feet in width, located in the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, the centerline of which is more particularly described as follows:

Commencing at the North 1/4 corner of said Section 35, proceed South 89° 55' 44" West 662.31 feet, along the section line, to the true point of beginning, proceed THENCE South 0° 05' 25" East, 659.78 feet to the point of termination, at the Southwest corner of the Yeoman Property.

EXCEPTING THEREFROM a parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada more particularly described as follows:

Commencing at the North 1/4 corner of said Section 35, proceed South 89° 55' 44" West, 662.31 feet, along the section line to a point; THENCE South 0° 05' 25" East, 659.78 feet, to the Southwest corner of the Yeoman property, THENCE North 89° 56' 54" East, 25.00 feet, to the true point of beginning, which is the Southwest corner of this parcel; THENCE North 0° 05' 25" West, 85.16 feet, along the Easterly boundary of an existing 25 foot wide public road easement, to a point; THENCE Southeasterly around a tangent curve to the left, having a radius of 75 feet, a central angle of 58° 15' 55" a semi-tangent of 41.84 feet and a length of 76.33 feet, to a point of tangency; THENCE South 58° 24' 20" East, 40.72 feet, to a point on the Southerly property line of Yeoman; THENCE South 89° 56' 54" West, 70.26 feet along said Southerly property line to the True Point of Beginning.

EXCEPTING THEREFROM the Westerly 25 feet thereof for public road and utility purposes.

A.P. No. 21-250-09

REQUESTED BY
CHARTER TITLE INS.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

46.00pl
1983 DEC 16 PM 3: 32

SUZANNE BEAUDREAU
RECORDER

Suzanne Beaudreau
Dep

092865

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