

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

3 7475

THIS DEED OF TRUST, made this 15th day of June, 1984, between Joe Ross, a married man as his sole and separate property, herein called TRUSTOR, whose address is P. O. Box 1092 (number and address) Folsom (city) California 95630 (state) (zip) and

DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and CAPITOL BANK OF COMMERCE, herein called BENEFICIARY,

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

Being all of Lot 37, as shown on the map entitled CAVE ROCK ESTATES UNIT NO. 1, filed for record January 3, 1962, in the office of the County Recorder, Douglas County, Nevada, as Document No. 19323.

Assessment Parcel No. 03-121-14-2

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 \$ 245,000.00 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:

Table with 4 columns: COUNTY, BOOK, PAGE, DOC. NO. and 4 columns: COUNTY, BOOK, PAGE, DOC. NO. listing various counties and their associated document details.

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 } SS. COUNTY OF _____

On _____ personally appeared before me, a Notary Public,

Signature of Joe Ross

who acknowledged that _____ he executed the above instrument.

Signature _____ (Notary Public)

ORDER NO. } ESCROW NO. } 7475

WHEN RECORDED MAIL TO:

CAPITOL BANK OF COMMERCE P. O. Box 2311 Sacramento, CA 95811 ATTN: REAL ESTATE DEPARTMENT

FOR RECORDER'S USE 102630 BOOK 684 PAGE 2210

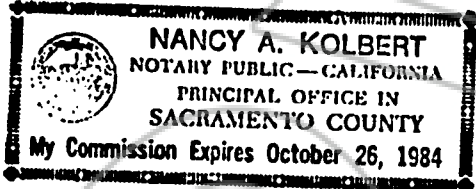
#1415

STATE OF CALIFORNIA
COUNTY OF Sacramento ss.

On June 20, 1984, before me, the undersigned, a Notary Public in and for
said State, personally appeared Joe Ross

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.



Signature Nancy A. Kolbert

(This area for official notarial seal)

3001 (6/82) (Individual)

COOPER

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$ 6.00 fee
1984 JUN 25 PM 12: 50

SUZANNE BEAUDREAU
RECORDER

Carol E. Watt 102630
Sep. BOOK 684 PAGE 2211