

RECORDING REQUESTED BY

B. W. THOMASON, TRUSTEE FOR
ALLIED FIDELITY INSURANCE CO.
P.O. BOX 720,
RENO, NEVADA 89504

AND WHEN RECORDED MAIL TO

ALLIED FIDELITY INSURANCE CO.
C/O FRONTIER INSURANCE SERVICE
P.O. BOX 720,
RENO, NEVADA 89504

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS AND REQUEST FOR SPECIAL NOTICE

This Deed of Trust, made this 5TH day of NOVEMBER, 1984, between
EDWIN A. BRANDENBURG

B. W. Thomason, herein called Trustee, and ALLIED FIDELITY INSURANCE CO., 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:

ONE FAMILY DWELLING LOCATED AT:
917 DRESSLERVILLE ROAD,
GARDNERVILLE RANCHOS
GARDNERVILLE, DOUGLAS COUNTY, NEVADA 89410

LEGAL DESCRIPTION: LOT 42 AS SHOWN ON OFFICIAL PLAT
OF GARDNERVILLE RANCHOS UNIT #1

Together with the appurtenances thereto and the rents, issues and profits thereof, and warranting the title to said premises.

To have and to hold the same unto said Trustee and his successors, upon the trusts hereinafter expressed, namely:

For the purpose of securing payment to the said Beneficiary of the monies due to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by the ALLIED FIDELITY INSURANCE CO. a corporation, hereinafter called the Beneficiary (and as more fully set forth and described in a certain Indemnity Bond Agreement, which agreement is made a part hereof by reference as though herein fully set forth) on account of, growing out of, or resulting from the execution of a certain bond or bonds on behalf of:
BRANDENBURG CONTRACTORS in favor of CITY OF WELLS, NEVADA

for \$ 349,291.00 AND FOR WHICH AMOUNTS and the matters set forth in the said Indemnity Bond Agreement, the presents are security.

Trustor agrees:

(a) To keep said property in good condition and repair; not to remove or demolish any building thereon; to maintain adequate insurance thereon and to pay: at least ten days before delinquency all taxes and assessments affecting said property, all encumbrances, charges and liens, with interest, on said property or any part thereof, and all costs, fees and expenses of this Trust.

(b) That upon default of any of the obligations the Beneficiary may collect the rents, issues and profits of said property.

(c) That Beneficiary, or any successor in ownership of any indebtedness or obligation secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustor predecessor, succeed to all its title, estate, powers and duties.

(d) That a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditures or liability has been sustained by the Beneficiary on account of the aforesaid Bond; the date or dates and amount or amounts of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Bond was executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at ten per cent per annum from demand to date of payment and attorney's fees. Upon delivery of said Certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record.

THE UNDESIGNED TRUSTOR REQUESTS that a copy of any notice of default and of notice of sale hereunder be mailed to him at his address herein above set forth.

STATE OF NEVADA

COUNTY OF Washoe } SS.

On November 5, 1984 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edwin A. Brandenburg

known to me to be the person whose name subscribed to the within instrument and acknowledged that he executed the same.

Signature of Trustor

Edwin A. Brandenburg
EDWIN A. BRANDENBURG

WITNESS my hand and official seal.

(Seal) X Carolyn R. Powers
Notary Public in and for said County and State.

CAROLYN R. POWERS
NOTARY PUBLIC
STATE OF NEVADA
WASHOE COUNTY

110172

500-1184 11-1386

COPY

REQUESTED BY
Allied Fidelity Insurance Co.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'84 NOV 19 A10:51

SUZANNE B. BUREAU
RECORDER

\$ 6.00 PAID ju DEPUTY

110172

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