

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

7565

THIS DEED OF TRUST, made this 13th day of December, 1984, between JAMES RAY ROBERTSON, a single man, herein called TRUSTOR, whose address is P. O. Box 13866, South Lake Tahoe, California 95702 (number and address) (city) (state) (zip) and DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and

HILDA M. SANFORD, a single woman, 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:

Lot 14, as shown on the map of PONDEROSA PARK SUBDIVISION, filed in the Office of the County Recorder of Douglas County, Nevada, on February 25, 1970, as Document No. 47249. AP#07-162-14-2.

DUE ON SALE:

In the event that Trustor shall sell or contract to sell the parcel of land hereby encumbered without first obtaining the written consent of Beneficiary, the balance of principal and interest that shall then remain unpaid on the obligation herein shall forthwith become due and payable although the time of maturity as expressed therein shall not have arrived.

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 \$ 33,155.14 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 8 columns: COUNTY, BOOK, PAGE, DOC. NO., COUNTY, BOOK, PAGE, DOC. NO. Lists various counties and their associated deed information.

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 } COUNTY OF DOUGLAS } ss.

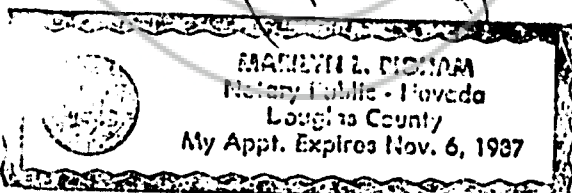
On December 17, 1984 personally appeared before me, a Notary Public,

James Ray Robertson (Signature) JAMES RAY ROBERTSON

James Ray Robertson

who acknowledged that he executed the above instrument.

Signature (Notary Public)



ORDER NO. } ESCROW NO. } 7805

WHEN RECORDED MAIL TO: Hilda M. Sanford, 1605 B, Cavallo, Antioch, California 94509

FOR RECORDER'S USE. REQUESTED BY DOUGLAS COUNTY TITLE IN OFFICIAL RECORDS OF NEVADA. '84 DEC 18 P2:06. SUZANNE DEAN LAU RECORDER. \$500 PAID. Deputy 111387. BOOK 1284 PAGE 1648