

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO.: 103472

THIS DEED OF TRUST, made this 7th day of September, 1984, between NEVADA CARSON, INC., a Nevada Corporation, herein called TRUSTOR, whose address is Post Office Box 988, Gardnerville, Nevada 89410 (number and address) (city) (state) (zip) and DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and MYRON P. DRESSLER, a married man as his sole and separate property, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

DUE ON SALE CLAUSE:

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 \$ 120,000.00 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 8 columns: COUNTY, BOOK, PAGE, DOC. NO., COUNTY, BOOK, PAGE, DOC. NO. Lists various counties and their corresponding record 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 } ss. NEVADA CARSON, INC. a Nevada Corporation

COUNTY OF Douglas } On March 7, 1985 personally appeared before me, a Notary Public,

by: Raymond M. Smith, President

Raymond M. Smith as President

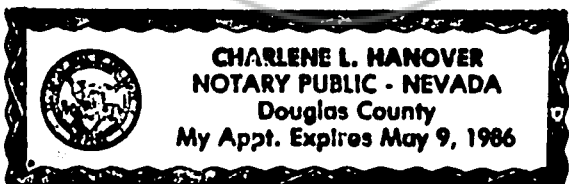
of Nevada Carson, Inc., a Nevada Corporation

who acknowledged that he executed the above instrument.

Signature Charlene L. Hanover (Notary Public)

SEAL

FOR RECORDER'S USE



WHEN RECORDED MAIL TO:

Mr. Myron Dressler

P.O. Box 1923

Eugene, Oregon

114390

BOOK 385 PAGE 418

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, Town of Gardnerville and being a portion of the Southeast quarter of Section 32, Township 13 North, Range 20 East, M.D.B. & M. being more particularly described as follows:

Commencing at the north-east corner of the property, being the Southwest corner of Main and Jackson Street and running thence in a southerly direction one hundred and fifty feet, thence westerly seventy-five feet, thence northerly one hundred and fifty feet to the southern side of Main Street, thence easterly along the side of Main Street, seventy-five feet to the place of beginning.

Also the certain piece or parcel of land situate and described as follows, to-wit:

Commencing at a point one hundred and fifty feet in a southerly direction from the northeast corner of land above described, and running thence in a westerly direction seventy-five feet; thence in a southerly direction fifty feet; thence in an easterly direction seventy-feet; thence in a northerly direction fifty feet to the place of beginning.

Exception therefrom all that portion of the above described property as Deeded to the State of Nevada by Myron P. Dressler, et ux in that Deed of Public Highway Recorded June 12, 1939, Book V of Deeds at Page 221, of Official Records, Douglas County, Nevada.

A.P. No. 25-302-06-8

REQUESTED BY  
**DOUGLAS COUNTY TITLE**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

'85 MAR -7 12:13

SUZANNE BEAUDREAU  
RECORDER

\$6<sup>00</sup> PAID *Oh* DEPUTY

114390

BOOK 385 PAGE 419