

38562 mvm

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 14th day of March, 1985, between

EARL W. WITHROW AND VERA K. WITHROW, husband and wife

herein called TRUSTOR,

whose address is

(Number and Street) (City) (State)
LAWYERS TITLE OF NORTHERN NEVADA INC., a Nevada Corporation

herein called TRUSTEE, and

BERT L. GEOUGE AND AUDREY E. GEOUGE, husband and wife, as Joint Tenants with right of survivorship

herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in

Lot 10, as shown on the map of SIERRA VIEW SUBDIVISION, Douglas County, Nevada, filed in the office of the County Recorder of Douglas County, Nevada, on April 18, 1960, under File No. 15897.

Assessment Parcel No. 21-211-10

The lien of this deed of trust is inferior and subordinate to the lien of that certain deed of trust executed by Earl W. Withrow and Vera K. Withrow for the benefit of Sierra Savings and Loan Association, which is recorded concurrently herewith.

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject, however, to the right of Beneficiary, during any period of default hereunder, and without waiver of such default, to collect said rents, issues and profits by any lawful means, and to apply the same, less costs and expenses of collection, to any indebtedness secured hereby.

For the purpose of securing (1) payment of the sum of \$ 37,500.00 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, Trustor agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or document No. of Official Records in the Office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

Table with 4 columns: COUNTY, DOCUMENT No., BOOK, PAGE. Lists various counties and their corresponding document details.

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

Beneficiary or the collection agent appointed by Beneficiary may charge a fee of not to exceed \$25.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be in an amount equal to the total indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust, and with respect to attorney's fees provided for by covenant 7 the percentage shall be a reasonable percentage.

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 March 29, 1985 personally appeared
before me, a Notary Public,
Earl W. Withrow and Vera K. Withrow
who acknowledged that they executed the above instrument.

SIGNATURE OF TRUSTOR

Handwritten signatures of Earl W. Withrow and Vera K. Withrow over their printed names.

Handwritten signature of Notary Public Vicky D. Morrison over the printed name.

Notary Public seal for Vicky D. Morrison, County of Douglas, State of Nevada. My Appointment Expires May 20, 1985.

REQUESTED BY LAWYERS TITLE IN OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

'85 MAR 29 P1:36

SUZANNE BEAUDREAU RECORDER PAID 5.00 DEPUTY

115417

WHEN RECORDED MAIL TO Mr. & Mrs. Bert L. Geouge 2005 Crestview Dr. Clarkston, WA 99403

MANOUKIAN, SCARPELLO & ALLING, LTD. ATTORNEYS AT LAW

CARSON CITY OFFICE 303 EAST PROCTOR STREET CARSON CITY, NEVADA 89701 TELEPHONE (702) 882-4577

LAKE TAHOE OFFICE ROUND HILL PROFESSIONAL BUILDING P. O. BOX 53 ZEPHYR COVE, NEVADA 89448 TELEPHONE (702) 988-6876

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