

When Recorded Mail To:

Lawyers Title
P.O. Box 385
Minden, NV 89423

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 1st day of March, 1985 **between**
John D. Nigra, an unmarried man as to an undivided 1/2 interest and JERRY L. BLADES, a married man as his sole and separate property as to an undivided, TRUSTOR, 1/2 interest

whose address is Post Office Box 1875, Gardnerville, Nevada 89410
(Number and Street) (City) (State)

LAWYERS TITLE OF NORTHERN NEVADA, INC. TRUSTEE, and
MICHAEL S. OSHIRO and KAREN OSHIRO, husband and wife , BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the _____, County of Douglas, State of NEVADA described as follows, to wit:

Lot 612, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

A.P.N. _____

SUBORDINATION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Beneficiary joins in the execution of this instrument for the purpose of acknowledging the agreement to subordinate.

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 \$ 8,800.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order or Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained on the reverse hereof; (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 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:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
Churchill	39 Mortgages	363	115384	Lincoln			45902
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40060	Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941	Perishing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R. E. Records	258	

Signature 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 undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

STATE OF NEVADA)
County of Douglas) ss.

On July 15, 1985
personally appeared before me, a Notary Public,

John D. Nigra and Jerry L. Blades*
Raymond Cam and Doris Bailey Betts

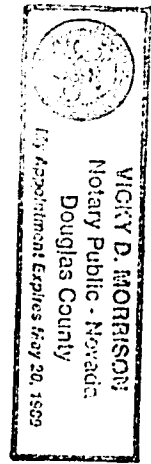
who acknowledged that they executed the above instrument.

[Signature] Notary Public

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

ARSON CITY OFFICE
EAST PROCTOR STREET
ARSON CITY, NEVADA 89201
PHONE (702) 887-0970

LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BLDG.
P.O. BOX 55
ZEPHYR COVE, NEVADA 89448
☎ (702) 588-6676



Signature of Trustor **BOOK 785 PAGE 1119**

[Signature]
John D. Nigra
[Signature]
Jerry L. Blades

BENEFICIARY: [Signature]
Karen Oshiro
Michael S. Oshiro

INTERSTATE PROPERTIES
BY [Signature] President
Doris Bailey Betts
MERIT MCBRIDE REALTY

BY: [Signature]
Michael S. and Karen Oshiro personally appeared before me this 1st day of April 1985.

WITH U.S. POSTAGE
AT APO NEW YORK 09125

MICHAEL E. SAVAGE, CAPT, USAF
ASSISTANT STAFF JUDGE ADVOCATE

EXHIBIT "A"

Beneficiary hereby agrees to subordinate his lien, evidenced by a promissory note herein described, to a first (1st) Deed of Trust in favor of a recognized lending company for purposes of a construction loan not to exceed \$85,000.00. It is further agreed that this Deed of Trust shall remain subordinate and junior to any renewal or extension of said construction financing.

In the event the trustor sells, conveys or alienates the within described real property; or contracts to sell, convey or alienate; or is divested of title in any other manner without the approval of an assumption of this obligation by the beneficiary being first obtained, beneficiary shall have the right to declare the unpaid balance due and payable in full, irrespective of the maturity date expressed on the note secured hereby.

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

'85 JUL 15 10:10

SUZANNE BEAUDREAU
RECORDER
\$100 PAID *JU* DEPUTY

120114
BOOK 785 PAGE 1120