

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO.: 103918

THIS DEED OF TRUST, made this 22nd day of November, 1985, between

ALAN B. MORTIMER and KATHRYN MORTIMER, husband and wife, herein called TRUSTOR, whose address is P.O. Box 265, Gardnerville, Nevada 89410 and

DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation, herein called TRUSTEE, and GEORGE H. LINSLEY and JOAN H. LINSLEY, husband and wife as joint tenants with right of survivorship, 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 by reference.

IF TRUSTOR SHALL SELL, CONVEY, OR ALIENATE THE PREMISES, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, OR SHALL BE DIVESTED OF HIS TITLE OR ANY INTEREST THEREIN IN ANY MANNER, WHETHER VOLUNTARILY OR INVOLUNTARILY, WITHOUT THE PRIOR WRITTEN CONSENT OF BENEFICIARY, OR IF DEFAULT IS MADE IN THE PAYMENT OF ANY PRINCIPAL OR INTEREST PAYABLE UNDER THE SECURED NOTE OR IN THE PERFORMANCE OF THE COVENANTS OR AGREEMENTS HEREOF, OR ANY OF THEM, BENEFICIARY SHALL HAVE THE RIGHT, AT ITS OPTION, TO DECLARE ANY INDEBTEDNESS OR OBLIGATIONS SECURED HEREBY, IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN THE NOTE EVIDENCING THE SAME, IMMEDIATELY DUE AND PAYABLE.

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 \$ 147,752.00** 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
COUNTY OF Douglas } ss.
On November 22, 1985 personally
appeared before me, a Notary Public,

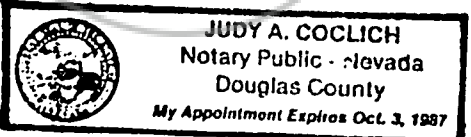
Alan B. Mortimer
ALAN B. MORTIMER

**ALAN B. MORTIMER and
KATHRYN MORTIMER**

Kathryn Mortimer
KATHRYN MORTIMER

who acknowledged that they executed the above instrument.

Signature: [Handwritten Signature]
(Notary Public)



FOR RECORDER'S USE

WHEN RECORDED MAIL TO:
Mr. and Mrs. George H. Linsley
P.O. Box 896
Minden, Nevada 89423

LEGAL DESCRIPTION

All those certain lots, pieces, or parcels situate in the County of Douglas, State of Nevada, described as follows:

PARCEL ONE

That portion of Parcel "A" as shown on the map of CARSON VALLEY INDUSTRIAL PARK, filed March 30, 1970, in the Office of the County Recorder of Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Northeast corner of said Parcel "A" as shown on said map; thence North $87^{\circ}23'00''$ West along the North line of said parcel "A" a distance of 644.66 feet (of record 444.66 feet) to the Northwest corner of the parcel of land conveyed to Frank Buell, et al., recorded March 8, 1973, in book 373, Page 185, Official Records; to the TRUE POINT OF BEGINNING; thence from the true point of beginning South $02^{\circ}37'00''$ West along the West line of said Buell Parcel a distance of 392.18 feet to a point in the Northerly line of Industrial Way as shown on said map; thence North $87^{\circ}23'00''$ West along the North line of Industrial Way a distance of 222.14 Feet; thence leaving said North line North $02^{\circ}37'00''$ East a distance of 392.18 feet to a point in the North line of said parcel "A"; thence South $87^{\circ}23'00''$ East along the North line of Parcel "A" a distance of 222.14 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND, to wit:

That portion of Parcel "A" as shown on the map of Carson Valley Industrial Park, filed March 30, 1970, in the Office of the County Recorder of Douglas County, Nevada, as follows:

COMMENCING at the Northeast corner of said parcel "A"; thence North $87^{\circ}23'00''$ West along the North Line of said Parcel "A" a distance of 644.66 feet to the Northwest corner of the Parcel of Land conveyed to Frank Buell, et al, recorded March 8, 1973, in Book 373, Page 185, Official Records; thence South $02^{\circ}37'00''$ West along the West line of said Buell Parcel a distance of 329.18 feet to a point in the Northerly line of Industrial Way as shown on said map; being indential with the Southwest corner of the Buell Parcel as referred to hereinabove; the TRUE POINT OF BEGINNING for the following described parcel: thence North $87^{\circ}23'00''$ West along the North line of Industrial Way a distance of 120.00 feet; thence North $02^{\circ}37'00''$ East a distance of 190.00 feet; thence South $87^{\circ}23'00''$ East a distance of 120.00 feet to a point in the East line of the hereinabove described parcel, being also a point in the West line of the Buell Parcel as hereinabove referred to; thence South $02^{\circ}37'00''$ West a distance of 190.00 feet to the TRUE POINT OF BEGINNING.

CONTINUED..

127388

BOOK 1185 PAGE 2465

RESERVING .THEREFROM a non-exclusive easement for ingress and egress thirty (30) feet in width along the Westerly side of the following described line:

Commencing at the Northeast corner of Parcel "A" as shown on the map of CARSON VALLEY INDUSTRIAL PARK, filed March 30, 1970, in the Office of the County Recorder of Douglas County, Nevada; thence North $87^{\circ}23'00''$ West along the North line of said parcel "A" a distance of 644.66 feet to the Northwest corner of the Parcel of Land conveyed to Frank Buell, et al, recorded March 8, 1973, in Book 373, Page 185, Official Records; thence South $02^{\circ}37'00''$ west along the West Line of said Buell Parcel a distance of 329.18 feet to a point in the Northerly line of Industrial Way as shown on said map; being indential with the Southwest corner of the Buell Parcel as referred to hereinabove; thence North $87^{\circ}23'00''$ West along the North line of Industrial Way a distance of 120.00 feet to the TRUE POINT OF BEGINNING for this easement; thence North $02^{\circ}37'00''$ East a distance of 190.00 feet to the termination of this easement.

Assessment Parcel No. 25-151-04

10-8-85

ci

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

'85 NOV 25 P12:04

SUZANNE BEAUDREAU
RECORDER

\$ 7.00 PAID *Bh* DEPUTY

127388

BOOK 1185 PAGE 2466