

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO.: 21695-DS/tb

THIS DEED OF TRUST, made this 12th day of February, 1986, between THOMAS R. SORENSEN and JULIE A. SORENSEN, husband and wife, herein called TRUSTOR, whose address is (number and address) (city) (state) (zip) and

SIERRA LAND TITLE CORPORATION, a Nevada corporation, herein called TRUSTEE, and RICHARD T. BILY, an unmarried man, 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 B, attached hereto and made a part hereof by reference.

See EXHIBIT A, attached hereto and made a part hereof for the Partial Release Clause.

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 \$ 80,000.00** 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 recording 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.

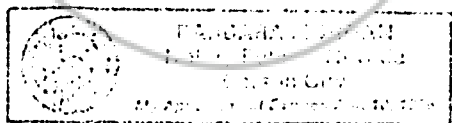
STATE OF NEVADA } COUNTY OF Clark } ss. On February 12, 1986 personally appeared before me, a Notary Public,

Handwritten signatures of Thomas R. Sorensen and Julie A. Sorensen with printed names below.

THOMAS R. SORENSEN and JULIE A. SORENSEN

who acknowledged that the y executed the above instrument.

Signature of Notary Public with handwritten name and printed title.



FOR RECORDER'S USE. 130848 BOOK 286 PAGE 1036

WHEN RECORDED MAIL TO:

EXHIBIT "A"

TO that Deed of Trust dated February 12, 1986.

TRUSTORS: THOMAS R. SORENSON and JULIE A. SORENSON

Beneficiary: Richard Bily

Partial Release Clause: It is Trustor's intention to sell all of the real estate which is encumbered by this Deed of Trust and to use the proceeds to pay the Promissory Note for which this Deed of Trust is collateral. See Exhibit "1" attached to this Exhibit "A" for a description of the parcels, numbered 1 through 3.

Provided that the Trustors shall not be in default of the terms of the subject Promissory Note and/or this Deed of Trust, Beneficiary agrees to release parcel #3 (AP #13-200-10 and 11), upon the receipt of THRITY THOUSAND AND NO/100 DOLLARS (\$30,000.00) plus all accrued interest to the date of release, on the principal balance of the note. In the event that parcels #1 (AP #13-200-09) and #2 (AP #13-200-08) should be sold before parcel #3, then in that event, the entire principal balance and accumulated interest shall immediately be due and owing.

WAYNE S. CHIMARUSTI
300 WEST SECOND STREET
CARSON, CITY NEVAD - 89701
(702) 385 9066

DESCRIPTION:NEV. 21695-DS-TB

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1:

A portion of the North 1/2 of Lot 1, of the Northwest 1/4 (Northeast 1/4 of the Northwest 1/4) of Section 19, Township 14 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Commencing at a point identified as the Northwest corner of Section 19, Township 14 North, Range 20 East, M.D.B. & M.; thence East on the Section line common to Sections 18 and 19, a distance of 1,086.83 feet to a 1/16 corner; thence South 0°11' West on a 1/16 line a distance of 1,324.17 feet to 1/16 corner; thence East on a 1/16 line, a distance of 280.00 feet to a point on the East line of abandoned Hobo Hot Springs Road, said point being also the True point of beginning; thence North 23°39' East along said East line of abandoned Hobo Hot Springs Road a distance of 218.34 feet to a point; thence East, a distance of 174.00 feet to a point; thence South a distance of 200.00 feet to a point; thence West a distance of 261.59 feet to the Point of Beginning. (APN# 13-200-09)

PARCEL NO. 2:

A portion of the North 1/2 of Lot 1 of the Northwest 1/4 of Section 19, township 14 North, Range 20 East, M.D.B. & M., described as follows:

Commencing at the Northwest corner of Section 19, Township 14 North, Range 20 East, M.D.B. & M., thence East along the North line of said Section 19, a distance of 1,086.83 feet to a 1/16 corner; thence south 0°11' East a distance of 1,324.17 feet to a 1/16 corner; thence East a distance of 280.00 feet to the point of beginning; thence North 23°39' East a distance of 590.31 feet to a point thence North 89°54' East a distance of 786.57 feet to a point on the Westerly right of way line of U.S. Highway 395; thence along said Westerly right of way line south 0°06' East a distance of 542.10 feet to a 1/16 section line; thence along said 1/16 Section line West a distance of 1,024.32 feet to the Point of Beginning.

EXCEPT THEREFROM the following described parcel of land to wit:

A portion of the North 1/2 of Lot 1 of the Northwest 1/4 (Northeast 1/4 of the Northwest 1/4) of Section 19, Township 14 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Commencing at a point indented as the Northwest corner of Section 19, Township 14 North, Range 20 East, M.D.B. & M.; thence East on the Section line common to Sections 18 and 19, a distance of 1,086.83 feet to a 1/16 corner; thence South 0°11' west on a 1/16 line, a distance of 1,324.17 feet to 1/16 corner; thence East on a 1/16 line a distance of 280.00 feet to a point on the East line of abandoned Hobo Hot Springs Road, said point being also the True Point of Beginning; thence North 23°39' East along said East line of abandoned Hobo Hot Springs Road, a distance of 218.34 feet to a point; thence East a

130848
BOOK 286 PAGE 1038

DESCRIPTION continued:

NEV. 21695-DS-TB

distance of 174.00 feet to a point; thence South, a distance of 200.00 feet to a point; thence West a distance of 261.59 feet to the Point of Beginning. (APN# 13-200-08)

PARCEL NO. 3:

The N 1/2 of the N 1/2 of the SE 1/4 of the NW 1/4, Section 19, T. 14 N., R. 20 E., M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northwest corner of Section 19, T. 14 N., R. 20 E., M.D.B. & M.; thence East along the North line of said Section 19, a distance of 1,086.83 feet to a 1/16 corner; thence S. 00°11' E., a distance of 1,324.17 feet to a 1/16 corner which is the True Point of Beginning and the Northwest corner of the parcel; proceed thence S. 00°07'04" W. 330.96 feet to the Southwest corner; thence S. 89°59'19" E., 1,303.91 feet to an intersection with the West right of way line of U.S. 395; thence along said Westerly right of way line N. 00°15'26" E., 331.22 feet to the Northeast corner (Highway record bearing N. 00°06' W.) thence West, 1,304.72 feet to the True Point of Beginning.

EXCEPTING THEREFROM said Parcel 3, that portion of said parcel lying West of the Westerly line of Hobo Hot Springs Road also known as road leading to the NEVADA INDIAN AGENCY SCHOOL RANCH crossing the parcel from North to South.

SUBJECT TO an easement, as it presently exists, for a road leading to the Nevada Indian Agency School Ranch crossing the parcel from North to South.

EXCEPTING THEREFROM Parcels 2 & 3, the following described parcels:

A) That parcel granted to the State of Nevada in Deed recorded January 30, 1986, in Book 186, page 2460, as document No. 130128, Official Records of Douglas County, Nevada, being more fully described as follows:

Beginning at an intersection of the North one-sixteenth section line of Section 19, T. 14 N., R. 20 E., M.D.B. & M., and the left or Westerly right of way line of US-395 (Project F-395-1 (3) at a point 50.00 feet left of and at right angles to Highway Engineer's Station "S" 436+15.67 P.O.T.; said point of beginning further described as bearing N. 60°28'09" E., a distance of 2,645.40 feet from the West quarter corner of said Section 19; thence N. 0°37'25" E. along said right of way line a distance of 541.45 feet to a point; thence S. 89°22'35" E., a distance of 80.00 feet to an intersection with the former left or Westerly right of way line of said US-395; thence S. 0°37'25" W., along said right of way line a distance of 541.60 feet to an intersection with said North one-sixteenth section line of said Section 19; thence N. 89°16'20" W. along said one-sixteenth section line a distance of 80.00 feet to the point of beginning.

B) That parcel granted to the State of Nevada in Deed recorded

130848
BOOK 286 PAGE 1039

DESCRIPTION continued:

NEV. 21695-DS-TB

January 30, 1986 in Book 186, page 2462, as document No. 130129, Official Records of Douglas County, Nevada, being more fully described as follows:

Beginning at an intersection with the North one-sixteenth line of Section 19, T. 14 N., R. 20 E., M.D.B. & M. and the left or Westerly right of way line of US-395 (Project F-395-1 (3) at a point 50.00 feet left of and at right angles to Highway Engineer's Station "S" 436 + 15.67 P.O.T.; said point being further described as bearing N. 60°28'09" E., a distance of 2,645.40 feet from the West quarter corner of said Section 19, thence S. 89°16'20" E., along said Section line a distance of 80.00 feet to an intersection with the former left or Westerly right of way line of said US-395; thence S. 0°37'25" W., along said right of way line a distance of 335.63 feet to the Northerly boundary of the parcel described in document No. 74044, Liber 1282, page 986, recorded December 15, 1982 in Official Records of Douglas County, Nevada; thence N. 89°12'55" W., along said property boundary a distance of 80.00 feet to an intersection with the left or Westerly right of way line of US-395 thence N. 0°37'25" E., along said right of way line a distance of 335.55 feet to the point of beginning.

-o0o-

130848
BOOK 286 PAGE 1040

DESCRIPTION:NEV. 21695-DS-TB

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1:

A portion of the North 1/2 of Lot 1, of the Northwest 1/4 (Northeast 1/4 of the Northwest 1/4) of Section 19, Township 14 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Commencing at a point identified as the Northwest corner of Section 19, Township 14 North, Range 20 East, M.D.B. & M.; thence East on the Section line common to Sections 18 and 19, a distance of 1,086.83 feet to a 1/16 corner; thence South 0°11' West on a 1/16 line a distance of 1,324.17 feet to 1/16 corner; thence East on a 1/16 line, a distance of 280.00 feet to a point on the East line of abandoned Hobo Hot Springs Road, said point being also the True point of beginning; thence North 23°39' East along said East line of abandoned Hobo Hot Springs Road a distance of 218.34 feet to a point; thence East, a distance of 174.00 feet to a point; thence South a distance of 200.00 feet to a point; thence West a distance of 261.59 feet to the Point of Beginning. (APN# 13-200-09)

PARCEL NO. 2:

A portion of the North 1/2 of Lot 1 of the Northwest 1/4 of Section 19, township 14 North, Range 20 East, M.D.B. & M., described as follows:

Commencing at the Northwest corner of Section 19, Township 14 North, Range 20 East, M.D.B. & M., thence East along the North line of said Section 19, a distance of 1,086.83 feet to a 1/16 corner; thence south 0°11' East a distance of 1,324.17 feet to a 1/16 corner; thence East a distance of 280.00 feet to the point of beginning; thence North 23°39' East a distance of 590.31 feet to a point thence North 89°54' East a distance of 786.57 feet to a point on the Westerly right of way line of U.S. Highway 395; thence along said Westerly right of way line south 0°06' East a distance of 542.10 feet to a 1/16 section line; thence along said 1/16 Section line West a distance of 1,024.32 feet to the Point of Beginning.

EXCEPT THEREFROM the following described parcel of land to wit:

A portion of the North 1/2 of Lot 1 of the Northwest 1/4 (Northeast 1/4 of the Northwest 1/4) of Section 19, Township 14 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Commencing at a point indentified as the Northwest corner of Section 19, Township 14 North, Range 20 East, M.D.B. & M.; thence East on the Section line common to Sections 18 and 19, a distance of 1,086.83 feet to a 1/16 corner; thence South 0°11' west on a 1/16 line, a distance of 1,324.17 feet to 1/16 corner; thence East on a 1/16 line a distance of 280.00 feet to a point on the East line of abandoned Hobo Hot Springs Road, said point being also the True Point of Beginning; thence North 23°39' East along said East line of abandoned Hobo Hot Springs Road, a distance of 218.34 feet to a point; thence East a

DESCRIPTION continued:

NEV. 21695-DS-TB

distance of 174.00 feet to a point; thence South, a distance of 200.00 feet to a point; thence West a distance of 261.59 feet to the Point of Beginning. (APN# 13-200-08)

PARCEL NO. 3:

The N 1/2 of the N 1/2 of the SE 1/4 of the NW 1/4, Section 19, T. 14 N., R. 20 E., M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northwest corner of Section 19, T. 14 N., R. 20 E., M.D.B. & M.; thence East along the North line of said Section 19, a distance of 1,086.83 feet to a 1/16 corner; thence S. 00°11' E., a distance of 1,324.17 feet to a 1/16 corner which is the True Point of Beginning and the Northwest corner of the parcel; proceed thence S. 00°07'04" W. 330.96 feet to the Southwest corner; thence S. 89°59'19" E., 1,303.91 feet to an intersection with the West right of way line of U.S. 395; thence along said Westerly right of way line N. 00°15'26" E., 331.22 feet to the Northeast corner (Highway record bearing N. 00°06' W.) thence West, 1,304.72 feet to the True Point of Beginning.

EXCEPTING THEREFROM said Parcel 3, that portion of said parcel lying West of the Westerly line of Hobo Hot Springs Road also known as road leading to the NEVADA INDIAN AGENCY SCHOOL RANCH crossing the parcel from North to South.

SUBJECT TO an easement, as it presently exists, for a road leading to the Nevada Indian Agency School Ranch crossing the parcel from North to South.

EXCEPTING THEREFROM Parcels 2 & 3, the following described parcels:

A) That parcel granted to the State of Nevada in Deed recorded January 30, 1986, in Book 186, page 2460, as document No. 130128, Official Records of Douglas County, Nevada, being more fully described as follows:

Beginning at an intersection of the North one-sixteenth section line of Section 19, T. 14 N., R. 20 E., M.D.B. & M., and the left or Westerly right of way line of US-395 (Project F-395-1 (3) at a point 50.00 feet left of and at right angles to Highway Engineer's Station "S" 436+15.67 P.O.T.; said point of beginning further described as bearing N. 60°28'09" E., a distance of 2,645.40 feet from the West quarter corner of said Section 19; thence N. 0°37'25" E. along said right of way line a distance of 541.45 feet to a point; thence S. 89°22'35" E., a distance of 80.00 feet to an intersection with the former left or Westerly right of way line of said US-395; thence S. 0°37'25" W., along said right of way line a distance of 541.60 feet to an intersection with said North one-sixteenth section line of said Section 19; thence N. 89°16'20" W. along said one-sixteenth section line a distance of 80.00 feet to the point of beginning.

B) That parcel granted to the State of Nevada in Deed recorded

130848**BOOK 286 PAGE 1042**

DESCRIPTION continued:

NEV. 21695-DS-TB

January 30, 1986 in Book 186, page 2462, as document No. 130129, Official Records of Douglas County, Nevada, being more fully described as follows:

Beginning at an intersection with the North one-sixteenth line of Section 19, T. 14 N., R. 20 E., M.D.B. & M. and the left or Westerly right of way line of US-395 (Project F-395-1 (3) at a point 50.00 feet left of and at right angles to Highway Engineer's Station "S" 436 + 15.67 P.O.T.; said point being further described as bearing N. 60°28'09" E., a distance of 2,645.40 feet from the West quarter corner of said Section 19, thence S. 89°16'20" E., along said Section line a distance of 80.00 feet to an intersection with the former left or Westerly right of way line of said US-395; thence S. 0°37'25" W., along said right of way line a distance of 335.63 feet to the Northerly boundary of the parcel described in document No. 74044, Liber 1282, page 986, recorded December 15, 1982 in Official Records of Douglas County, Nevada; thence N. 89°12'55" W., along said property boundary a distance of 80.00 feet to an intersection with the left or Westerly right of way line of US-395 thence N. 0°37'25" E., along said right of way line a distance of 335.55 feet to the point of beginning.

-o0o-

REQUESTED BY
SIERRA LAND TITLE CORP.

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

86 FEB 13 P1:11

SUZANNE BEAUBIEAU
RECORDER

\$1200 PAID. *JL* DEPUTY

130848

BOOK 286 PAGE 1043