

## RECORDING REQUESTED BY:

Dr. Larry Janus

## WHEN RECORDED RETURN TO:

Henry R. Butler

P. O. BOX 5367

Stateline, Nevada 89449

**SHORT FORM DEED OF TRUST WITH ASSIGNMENT OF RENTS**

THIS DEED OF TRUST, made June 12, 1986, between Hector Molina and Kathleen Molina, Husband and Wife as Joint Tenants, whose address is 1471 Orchard Rd, Gardnerville, Nevada 89423, herein called TRUSTOR, Silver State Title and Escrow Company, Inc., herein called TRUSTEE, and The Janus Trust, Dr. Larry Janus, Trustee, herein called BENEFICIARY,

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, that property located in Douglas, Nevada described in attachment "A" (Commonly known as 1471 Orchard Road)

Together with the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$75,000.00 (Seventy-five thousand dollars) payable to Beneficiary or order. (3) Payment of such further sums (Additional Advances) that may be advanced by the Beneficiary to the then record owner of said property plus interest thereon.

This deed of trust shall be security for all other monies owed to the beneficiary herein whether or not they originated from this transaction.

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 (14), inclusive, of the fictitious deed of trust recorded January 30 , 1968 in the book and at the page of Official Records in the office of the county where said property is located, noted below opposite the name of such county, viz:

**136667**

BOOK 686 PAGE 2224

COUNTY	BOOK	PAGE	DOC. NO.
Douglas	57 Off. Rec.	115	40050
Ormsby	72 Off. Rec.	537	32867
Washoe	300 Off. REC.	517	107192

(which provisions are identical in all counties) 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 performed 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.

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.

Dated: 6/13/86 Hector Molina *Hector Molina*  
Dated: 6/13/86 Kathleen Molina *Kathleen Molina*

STATE OF Nevada  
COUNTY OF Douglas ss.

On 6-13-86 personally appeared before me, a Notary Public, in and for said County and State, Hector Molina and Kathleen Molina known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

*Tereasa A. Fox*

Signature Notary Public



DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

Being a portion of Section 34, Township 13 North, Range 20 East, M.D.B.&M. further described as:

Parcel 2-A as shown on Parcel Map No. 2 for Henry R. Butler, "B" Testamentary Trust, recorded May 21, 1984 in Book 584, Page 1792 as Document No. 101102 and by Certificate of Amendment recorded September 7, 1984 in Book 984, Page 599, as Document No. 106406, of Official Records.

EXCEPTING THEREFROM that portion of said land Deeded to John B. Laxague, Jr., etux, by Deed recorded March 18, 1986 in Book 386, Page 1405 as Document No. 132251 and as referenced on Record of Survey recorded March 18, 1986 in Book 386, Page 1404 as Document No. 132250 of Official Records.

REQUESTED BY  
SILVER STATE TITLE AND ESCROW CO. INC.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'86 JUN 23 P4:05

SUZANNE BEAUDREAU  
RECORDER

\$ 7.00 PAID Ch DEPUTY

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