

RECORDING REQUESTED BY:
G.A. and Ella Nelson
WHEN RECORDED RETURN TO:
Henry R. Butler
P. O. BOX 5367
Stateline, Nevada 89449

Escrow Number 38963-MVM

**SHORT FORM DEED OF TRUST WITH ASSIGNMENT OF RENTS
FOR A CONSTRUCTION LOAN**

THIS DEED OF TRUST, made July 28, 1986, between John D. Nigra and Judith E. Nigra, Husband and Wife as Joint Tenants, whose address is P.O. Box 2176 Minden, Nevada 89423, herein called TRUSTOR, Lawyers Title Company of Northern Nevada, Inc., herein called TRUSTEE, and G.A. and Ella Nelson, herein called BENEFICIARY,

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, that property located in Douglas County, Nevada described as:

Lot 28 as shown on the Map of Gardnerville Ranchos Unit No. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973 as file No. 66512.

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 \$43,000.00 (forty-three 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:

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.

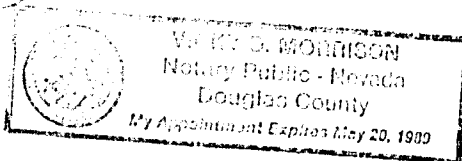
John D. Nigra Dated: 7/30/86
John D. Nigra

Judith E. Nigra Dated: 7/30/86
Judith E. Nigra

STATE OF NEVADA
COUNTY OF DOUGLAS ss.

On July 31, 1986 personally appeared before me, a Notary Public, in and for said County and State, John D. Nigra and Judith E. Nigra, 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
Signature Notary Public [Signature]



COPY

REQUESTED BY
LAWYERS TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'86 AUG -1 P4:04

SUZANNE BEAUMONT
RECORDER

\$ 7.00 PAID sp DEPUTY

138424

BOOK **886** PAGE **112**