

DEED OF TRUST WITH ASSIGNMENT OF RENTS

WHEN RECORDED MAIL TO:
LTNN - MINDEN BRANCH
ATTN: I.C. DEPT.

THIS DEED OF TRUST, made this 30th day of December, 1986, between

JOHN LAXAGUE AND ANDRAE J. LAXAGUE, husband and wife,

whose address is Box 1047 GARDNERVILLE NV 89410 herein called TRUSTOR,
(Number and Street) (City) (State)

LAWYERS TITLE OF NORTHERN NEVADA, INC., a Nevada corporation herein called TRUSTEE, and

DALE LEE POWERS AND CHERYL MAE POWERS, husband and wife, as joint tenants
herein called BENEFICIARY,

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

A parcel of land situated in and being a portion of Section 34, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

PARCEL D-1, as set forth on that certain POWERS Parcel Map filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 16, 1983, in Book 1183, page 1535, Document No. 91013, of Official Records.

TOGETHER WITH any existing water rights appurtenant to said land

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject, however, to the right of Beneficiary, during any period of default hereunder, and without waiver of such default, to collect said rents, issues and profits by any lawful means, and to apply the same, less costs and expenses of collection, to any indebtedness secured hereby.

For the purpose of securing (1) payment of the sum of \$ 50,000.00 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, Trustor agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or document No. of Official Records in the Office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

Table with 4 columns: COUNTY, DOCUMENT No., BOOK, PAGE. Lists various counties and their corresponding document details.

(which provisions, identical in all counties, are printed on the reverse hereof) 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 perform 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.

Beneficiary or the collection agent appointed by Beneficiary may charge a fee of not to exceed \$25.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be in an amount equal to the total indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust, and with respect to attorney's fees provided for by covenant 7 the percentage shall be a reasonable percentage.

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.

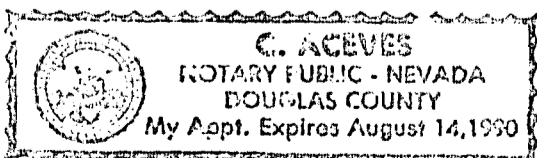
STATE OF NEVADA
County of Douglas

On January 5, 1987 personally appeared before me, a Notary Public, John Laxague and Andrae J. Laxague who acknowledged that they executed the above instrument.

SIGNATURE OF TRUSTOR

Handwritten signatures of John Laxague and Andrae J. Laxague with printed names below.

Handwritten signature of Notary Public C. Aceves.



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

'87 FEB 12 A9:57

CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4577
LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 55
ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 588-8878

SUZANNE SPA...
RECORDED
5.500 PAID. BH DEPUTY

149887

BOOK 287 PAGE 1094