

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 8th day of July, 1987, between

MERLYN L. DICKERSON & JOY S. DICKERSON, husband and wife, herein called TRUSTOR,
 whose address is 1450 Corvey Ct. Walnut Creek CA 94598
(Number and Street) (City) (State)

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

JOHN W. LIPSCOMB, as Trustee of IMIPSP herein called BENEFICIARY,

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

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 \$24,000.00 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.:

COUNTY	DOCUMENT No.	BOOK	PAGE	COUNTY	DOCUMENT No.	BOOK	PAGE	COUNTY	DOCUMENT No.	BOOK	PAGE
Clark	413987	514		Humboldt	116986	3	83	Ormsby	72637	19	102
Churchill	104132	34 mgs.	591	Lander	41172	3	768	Pershing	57488	28	58
Douglas	24495	22	415	Lincoln	41292	0 mgs.	467	Storey	28573	R mgs.	112
Elko	14831	43	343	Lyon	88486	31 mgs.	449	Washoe	407205	734 Tr. Deed	221
Esmeralda	26291	3H deeds	138-141	Mineral	76648	16 mgs.	534-537	White Pine	128126	261	341-344
Eureka	39602	3	283	Nye	47157	67	163				

(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.

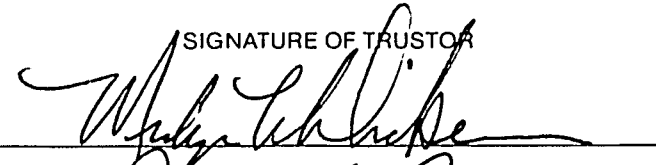
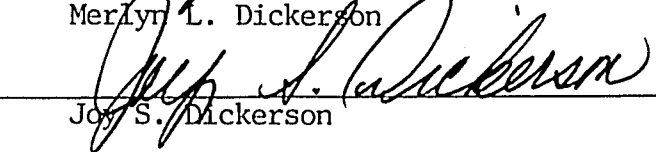
The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be in an amount equal to the total indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust, and with respect to attorney's fees provided for by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

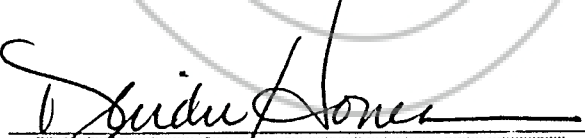
The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF NEVADA
 COUNTY OF DOUGLAS ss.

On August 17, 1987 personally appeared
 before me, a Notary Public, Merlyn L. Dickerson and
Joy S. Dickerson

who acknowledged that they executed the above instrument.

SIGNATURE OF TRUSTOR

 Merlyn L. Dickerson

 Joy S. Dickerson


 NOTARY PUBLIC
 DEIRDRE HONEA
 Notary Public - State of Nevada
 Appointment Recorded in Douglas County
 MY APPOINTMENT EXPIRES NOV. 1, 1990
 WHEN RECORDED MAIL TO:

John W. Lipscomb, Administrator
 IMIPSP
 1470 Maria Lane, Suite 305
 Walnut Creek, CA 94596

FOR RECORDER'S USE

 160333
 BOOK 887 PAGE 1838

Merlyn L. Dickerson
 1450 Corvey Court
 Walnut Creek, CA 94598

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain Lot, Piece or parcel of Land situate in the County of Douglas, State of Nevada, Being a portion of Section 25, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

Parcel A as set forth on that certain Parcel Map recorded in the Office of the recorder September 9, 1974, as Document No. 75216, Official Records, of Douglas County, State of Nevada, described as follows:

BEGINNING in the Southeast Corner of said Parcel A as shown on the Parcel map for 3-T, Inc., said corner being also the Northeast corner of Kingsbury Palisades Subdivision recorded September 18, 1962, as Document No. 20864, thence proceeding South $89^{\circ}56'25''$ West a distance of 664.22 feet; thence North $0^{\circ}10'00''$ East 86.00 feet; thence South $89^{\circ}56'25''$ West 438 feet; thence North $86^{\circ}23'11''$ East 225.85 feet; thence South $0^{\circ}19'29''$ East 100.00 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive access and utility easement 25 feet in width over Lot 3, Kingsbury Palisades subdivision recorded September 18, 1962, as Document No. 20864, Official Records of Douglas County, State of Nevada, as Grant to 3-T, Inc., a Nevada Corporation in Document recorded September 9, 1974, in Book 974 of Official Records at page 165, Douglas County, State of Nevada, as Document No. 75215.

Assessment Parcel No. 07-300-15-5

8-28-85
ci

REQUESTED BY
Merlynn Dickerson
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'87 AUG 18 AIO:46

SUZANNE BEAUDREAU
RECORDER

\$5.000 PAID *My* DEPUTY

160333

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