

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO.: 02-001009

THIS DEED OF TRUST, made this 22nd day of February, 1988, between

PAUL E. GARBER and BARBARA N. GARBER, Husband and Wife, as Community Property herein called TRUSTOR, Coves whose address is 25 Balboa Court, Newport Beach, CA 92663 (number and street) (city) (state) (zip) and

STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, herein called TRUSTEE, and in Common JAMES C. CHAMPION and EULALA JO CHAMPION, Husband and Wife, as Tenants/ here in 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:

Lot 27, Block B, as shown on the Official Map of AMENDED LAKE VILLAGE UNIT NO. 1, recorded in the office of the County Recorder on June 29, 1970, in Book 1 of Maps as Document No. 48573.

APN 07-062-27

THIS DOCUMENT IS BEING RE-RECORDED SOLELY FOR THE PURPOSE OF CORRECTING THE TRUSTOR'S MAILING ADDRESS

IN THE EVENT THAT TRUSTOR SHALL SELL OR CONTRACT TO SELL THE PARCEL OF LAND HEREBY ENCUMBERED WITHOUT FIRST OBTAINING THE WRITTEN CONSENT OF BENEFICIARY, THE BALANCE OF PRINCIPAL AND INTEREST THAT SHALL THEN REMAIN UNPAID ON THE OBLIGATION HEREIN SHALL FORTHWITH BECOME DUE AND PAYABLE ALTHOUGH THE TIME OF MATURITY AS EXPRESSED THEREIN SHALL NOT HAVE ARRIVED.

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 the sum of \$ 75,000.00 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, in the book and at the page thereof, or under the document 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. listing various counties and their corresponding document details.

shall inure to and bind the parties hereto with respect to the property above described. Said agreement, 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.

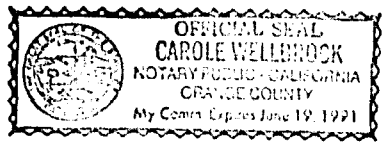
The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF NEVADA CALIFORNIA } COUNTY OF ORANGE } SS. On FEBRUARY 22, 1988 personally appeared before me, a Notary Public, Paul E. Garber and Barbara N. Garber

Signature of Paul E. Garber

Signature of Barbara N. Garber

who acknowledged that I he executed the above instrument. Signature of Notary Public



WHEN RECORDED MAIL TO: Mr. & Mrs. James C. Champion 7060 Carver Road Modesto, CA 95356

FOR RECORDER'S USE REQUESTED BY STEWART TITLE OF DOUGLAS COUNTY IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA '88 FEB 26 P1:06 SUZANNE BEAUDEAU RECORDER 173268 5 PAUL ep DEPUTY BOOK 288 PAGE 3894

REQUESTED BY  
**STEWART TITLE OF DOUGLAS COUNTY**

IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'88 MAR 11 P1:09

SUZANNE BEAUDREAU  
RECORDER

\$ 6<sup>00</sup> PAID Bh DEPUTY

**174221**  
BOOK **388** PAGE **1572**