

Order No. 43244 MTD

Escrow No. \_\_\_\_\_

When Recorded Mail to:  
Mr. Steven K. Rendell  
Gust, Rosenfeld & Henderson  
3300 Valley Bank Center  
201 North Central Avenue  
Phoenix, Arizona 85073-3300

Space above this line for recorder's use

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made March 11, 1988 between  
JERRY NELSON and FLORENCE E. NELSON, husband and wife, as community property  
, TRUSTOR,

whose address is 23036 Via Ventosa Scottsdale Arizona 85255  
(Number and Street) (City) (State)

LAWYERS TITLE INSURANCE CORPORATION TRUSTEE, and  
THE VALLEY NATIONAL BANK OF ARIZONA, a national banking association, Post  
Office Box 29542, Phoenix, Arizona 85038 , BENEFICIARY,

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

The Northwest 1/4 of the Northeast 1/4 of the  
Northwest 1/4 of Section 25, Township 13  
North, Range 18 East, M. D. B. & M.

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 sum of \$2,335,000.00--- 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 on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC NO.
Churchill	39 Mortgages	363	115384	Lincoln			45902
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050	Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941	Pershing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R. E. Records	258	

shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, 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 undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

STATE OF ~~NEVADA~~/Arizona )  
**SEAL** ) ss.  
County of Maricopa )

Signature of Trustor  
Jerry Nelson  
Jerry Nelson  
Florence E. Nelson  
Florence E. Nelson

On March 11, 1988  
personally appeared before me, a Notary Public,  
Jerry Nelson and Florence E. Nelson,  
husband and wife  
who acknowledged that they executed the above instrument.

\*\* or Borrowers

**174332**  
BOOK **388** PAGE **1811**

Gen M. Radovich Notary Public  
Pinnacle Peak Land Company, an Arizona corporation, Pinnacle Paradise, Inc., an Arizona corporation and International Equity Company, an Arizona general partnership (collectively "Borrowers") My Commission Expires Sept. 4, 1990

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'88 MAR 15 A10:37

SUZANNE E. AUDREAU  
RECORDER

\$6- PAID 94 DEPUTY

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