

DEED OF TRUST WITH ASSIGNMENT OF RENTS

WHEN RECORDED MAIL TO:

John R. Burgman  
781A Wagon Drive  
Gardnerville, NV 89410  
March 19 89

THIS DEED OF TRUST, made this 23rd day of March, 19 89, between

DOUGLAS DEES and SEQUETA DEES, husband and wife

whose address is P.O. BOX 2782, MINDEN, NV 89423 here in called TRUSTOR,  
(Number and Street) (City) (State)

WESTERN TITLE COMPANY, INC., a Nevada corporation here in called TRUSTEE, and

JOHN R. BURGMAN, an unmarried man here in called BENEFICIARY,  
WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in  
County of Douglas, State of Nevada, to-wit:

Lot 212, 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, in Book 573, page 1026, as File No. 66512.

APN 29-211-04

ACCELERATION PROVISION:

See Exhibit "A" attached hereto and incorporated herein by reference

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 \$ 98,000.00 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 mtgs.	591	Lander	41172	3	758	Pershing	57488	28	58
Douglas	24495	22	415	Lincoln	41292	0 mtgs.	467	Storey	28573	R mtgs.	112
Elko	14831	43	343	Lyon	89486	31 mtgs.	449	Washoe	407205	734 Tr. Deed	221
Esmeralda	26291	3H deeds	138-141	Mineral	76648	16 mtgs.	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

Douglas County ss.

On March 24, 1989 personally appeared  
before me, a Notary Public, Douglas Dees  
and Sequeta Dees

who acknowledged that they executed the above instrument.

SIGNATURE OF TRUSTOR

*Douglas Dees*  
Douglas Dees  
*Sequeta Dees*  
Sequeta Dees

*Judith A. Cochran*  
NOTARY PUBLIC

In the event the trustor sells, conveys or alienates the within described real property; or contracts to sell, convey or alienate; or is divested of title in any other manner without the approval of an assumption of this obligation by the beneficiary being first obtained, beneficiary shall have the right to declare the unpaid balance due and payable in full, irrespective of the maturity date expressed on the note secured hereby.

COPY

REQUESTED BY  
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'89 MAR 24 P4:10

SUZANNE BEAUDREAU  
RECORDER

198959

\$<sup>00</sup> PAID *[Signature]* DEPUTY

BOOK 389 PAGE 3606