

# SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust is made on May 10, 1989, between Davis Lee Osborne & Sharon J. Osborne husband and wife

("Trustor") whose address is P.O. Box 900 Truckee, Ca. 95734 and Capri Resorts, Inc. ("Beneficiary"). Trustor hereby irrevocably grants, bargains and sells to Trustee in trust, with power of sale, that certain real property located in Douglas County, Nevada, described as:

\* STEWART TITLE OF DOUGLAS COUNTY As Trustee X 410 X 570  
An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at page 591, Douglas County, Nevada, as Document No. 17578.

EXCEPTING FROM THE REAL PROPERTY the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" as amended.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of the Declaration of Timeshare Use together with the right to grant said easements to others.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY an "Interval Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at page 1341, as Document No. 76233, and amended by an instrument recorded April 20, 1983 in Book 483 at page 1021, as Document No. 78917 and again amended by an instrument recorded July 20, 1983 in Book 783 at page 1688 as Document No. 84425, and again amended by an instrument recorded October 14, 1983 in Book 1083 at page 2572 as Document No. 89535, Official Records of the County of Douglas, State of Nevada, ("Declaration"), during a "Use Period", within the Low Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

SUBJECT TO all covenants, conditions, restrictions, limitations, easements, rights and rights-of-way of record, together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereafter 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 \$ 8640.00 dollars with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, the terms of which are incorporated herein, payable to the order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by this 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 described above in this document, 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 the parties agree that each and all of the terms and provisions set forth in subdivision B of the Master Form Deed of Trust recorded in the office of the Douglas County Recorder in the State of Nevada on December 20, 1983 in Book 1283, page 2319, as Document No. 92939, shall inure to and bind the parties hereto, with respect to the property described above. Said agreements, terms and provisions contained in said subdivision A and B of the Master Form Deed of Trust are by the within reference incorporated herein and made a part of this Deed of Trust for all purposes as if fully 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 not to exceed \$15.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby. Seller's rights hereunder may be assigned or sold upon receipt of written notice of such sale or assignment. Buyer agrees to forward all further payments to the person or entity so designated by seller.

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 set forth herein.

DATED: April 29, 1989

STATE OF NEVADA  
COUNTY OF DOUGLAS } ss.

BY: X [Signature]  
Davis Lee Osborne  
BYX [Signature]  
Sharon J. Osborne

On April 29, 1989 personally appeared before me, a notary public, (Date)

Davis Lee Osborne and Sharon J. Osborne, who acknowledged that (Buyer) he/she executed the above instrument.

NOTARY PUBLIC WITNESSED BY [Signature]  
DEBBY YORK  
201619

STATE OF NEVADA

COUNTY OF DOUGLAS

On this 4th day of May, 1989 personally appeared before me, the undersigned, a Notary Public in and for the County of Douglas, State of Nevada, DEBBY YORK, known to me to be the same person whose name is subscribed to the attached instrument as a witness to the signatures of DAVIS LEE OSBORNE & SHARON J OSBORNE and upon oath did depose that s he was present and saw them affix their signatures s to the attached instrument and that thereupon t hey acknowledged to her that t he y executed the same freely and voluntarily and for the uses and purposes therein mentioned, and that as such witness thereupon subscribed her name to said instrument as witness thereto:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Douglas, the day and year in this certificate first above written.

Scott E. Hornsby  
Signature of Notary



COPY

REQUESTED BY  
**STEWART TITLE of DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'89 MAY 10 P1:18

SUZANNE BEAUREAU  
RECORDER **201619**  
\$ 6.00 PAID K12 DEPUTY  
BOOK **589** PAGE **1067**