

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 24th day of May, 1989, between

CARL H. KROUSE and SHERYL KROUSE, Husband and Wife

herein called TRUSTOR,

whose address is 1465 McKinley Drive, Reno, NV 89509

(Number and Street)

(City)

(State)

WESTERN TITLE COMPANY, INC., a Nevada Corporation herein called TRUSTEE, and ANNE SIPKA WURSTER, as to an undivided 1/2 interest; NELS J. HENDRICKSON, as to an undivided 1/6 interest; ALAN M. HENDRICKSON, as to an undivided 1/6 interest; and LISA S. HENDRICKSON, as to an undivided 1/6 interest

herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

"DUE ON SALE" PROVISION: PLEASE SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF 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 \$ 20,000.00 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.:

Table with columns: COUNTY, DOCUMENT No., BOOK, PAGE, COUNTY, DOCUMENT No., BOOK, PAGE, COUNTY, DOCUMENT No., BOOK, PAGE. Lists various counties and their corresponding document details.

(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.

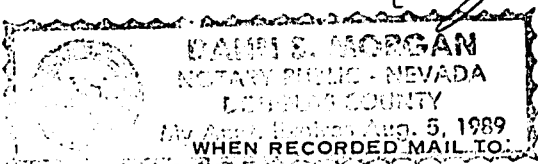
STATE OF NEVADA

SIGNATURE OF TRUSTOR

County of Douglas ss. On July 21, 1989 personally appeared before me, a Notary Public, Carl H. Krouse and Sheryl Krouse who acknowledged that they executed the above instrument.

Handwritten signatures of Carl H. Krouse and Sheryl Krouse with printed names below.

Handwritten signature of Notary Public and the text 'NOTARY PUBLIC'.



Ms. Anne Sipka Wurster, etal 3446 North Normandy Chicago, Ill 60634

FOR RECORDER'S USE box containing the number 207230 and BOOK 789 PAGE 2601.

EXHIBIT "A"

DESCRIPTION

All that certain lot, piece or parcel of land situate in Township 14 North, Range 20 East, Section 35 M.D.B.&M., more particularly described as follows:

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East M.D.B.&M.

Excepting therefrom all that property contained in Deed from FRANKLIN J. LUNDERGREEN and LORETTA M. LUNDERGREEN to CLETUS A. DOWNS recorded October 30, 1968, in Book 63, Page 59, as Document No. 42777, of Official Douglas County, Nevada Records.

Also excepting therefrom all that property contained in QUIET TITLE ACTION "Default Judgement" Case No. 15750, recorded June 26, 1985, in Book 685, Page 2245, of Official Douglas County, Nevada Records.

Further excepting a road easement over and across the East 25 feet of the above described parcel and an easement for roadway purposes over and across the South 25 feet of the above described parcel.

A.P.N. 21-260-24

COOPER

REQUESTED BY
~~IN OFFICIAL RECORDS OF DOUGLAS CO. NEVADA~~
'89 JUL 24 12:05
SUZANNE BEAUDREAU
RECORDER
\$ PAID DEPUTY
BOOK 789 PAGE 2602
207230
VOID PR

EXHIBIT "B"

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.

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

'89 JUL 24 P12:07

SUZANNE BEAUDREAU
RECORDER

\$ 7.00 PAID PK DEPUTY

207230

BOOK 789 PAGE 2603