

Order No. _____

Escrow No. _____

When Recorded Mail To:

First American Title Company of Nevada

Reno, Nevada 89504

Space above this line for recorder's use
MISC 89-53

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made between Arthur S. Avila and Virginia L. Avila, husband and wife, whose address is 1107 W. 2nd St. Santa Ana, CA 92703 (Number and Street) (City) (State), FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, JOSEPH S. LODATO, an unmarried man, TRUSTOR, TRUSTEE, and BENEFICIARY,

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

Lot 48, Block A, as shown on the map of Holbrook Highlands Subdivision filed in the office of the County Recorder of Douglas County, Nevada, on March 22, 1979 as Document No. 18825.

In the event that the Trustor shall sell, contract to sell, or convey 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 secured by this Deed of Trust 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 sum of \$32,000.00 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.	158	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R. E. Records	258	

shall inure 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)
) ss.
County of _____)

Signature of Trustor

Arthur S. Avila

Arthur S. Avila

Virginia L. Avila

Virginia L. Avila

On _____
personally appeared before me, a Notary Public,

Arthur S. Avila and Virginia L. Avila

who acknowledged that they executed the above instrument.

SEAL

Notary Public

216443

3001 (6/82) (Individual) First American Title Company

STATE OF CALIFORNIA
COUNTY OF ORANGE ss.

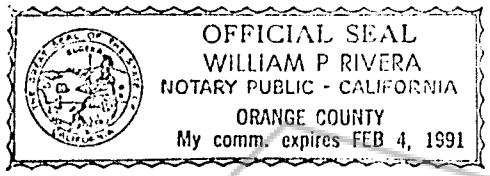
On DEC 5, 1989, before me, the undersigned a Notary Public in and for
said State, personally appeared _____

ARTHUR S. AVILA & VIRGENIA L. AVILA

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature William P. Rivera
SEAL



(This area for official notarial seal)

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REQUESTED BY
First American Title
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'89 DEC 14 AM 11:31

SUZANNE BEAUDREAU
RECORDER **216443**

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BOOK **1289** PAGE **1409**