

Escrow #M47313CH

Deed of Trust

THIS DEED OF TRUST, made this 1 day of February, 19 90 between JASPER RONALD MARTINI AND ROSALIE MARTINI, husband and wife, hereafter called "Trustor" whose address is as Joint Tenants 966 Dresslerville Rd. Gardnerville, Nevada 89410;
Number and Street City Zip Code

BENEFICIAL MANAGEMENT CORPORATION OF AMERICA, a Delaware corporation qualified to do business in Nevada, hereafter called "Trustee"; and **BENEFICIAL MORTGAGE CO. OF NEVADA**, a Delaware corporation qualified to do business in Nevada and conducting business in Nevada at 1055 South Wells, Suite 115, Reno, Nevada 89502, hereafter called "Beneficiary",

WITNESSETH that Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS** to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Douglas County, Nevada, hereafter referred to as the "Property" and described as:

Lot 13, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June, 1, 1965, in Book 31, Page 686, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 31, Page 797, as Document No. 28377.

TOGETHER WITH the rents, issues and profits of the Property **SUBJECT, HOWEVER**, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated by reference into this Deed of Trust to collect and apply such rents, issues and profits.

For the purpose of securing:

- (A) Performance of each agreement and covenant of Trustor either incorporated by reference or contained in this Deed of Trust.
- (B) Payment of the indebtedness evidenced by a promissory Note or Loan Agreement ("Note/Agreement") of even date herewith in the ACTUAL AMOUNT OF LOAN of \$ ***50,500.00*** executed by Trustor in favor of Beneficiary.
- (C) Payment of such further sums as the Trustor, while the record owner of the Property, may borrow from Beneficiary, when such further sums are evidenced by another note providing for the same terms and conditions as are set forth in the original Note/Agreement and that other instrument is secured by this Deed of Trust.

If one of the Trustors dies while this loan is outstanding, Beneficiary, at its option, may declare the unpaid balance of the Actual Amount of Loan to be at once due and payable.

If Trustor voluntarily shall convey or sell all or part of the Property or shall be divested of title in any manner or way, any indebtedness secured by this Deed of Trust, irrespective of the maturity date expressed in any note, at the option of Beneficiary and without demand but upon notice, shall become due and payable immediately. This option shall not apply if (1) the sale of the Property is permitted because the purchaser's creditworthiness is satisfactory to Beneficiary and (2) that purchaser, prior to the sale, has executed a written assumption agreement containing terms prescribed by Beneficiary including, if required, an increase in the rate of interest payable under the Note/Agreement.

Beneficiary adopts the covenants in said Section 107.030, Nevada Revised Statutes, and makes them part of this Deed of Trust by this reference, as follows: Numbers 1, 2 (maximum insurable value), 3, 4 (10%), 5, 6, 7, 8 and 9.

All the provisions of this Deed of Trust shall bind the heirs, executors, successors and assigns of all the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

IN WITNESS WHEREOF, Trustor has executed these presents the day and year first above written.

Jasper Ronald Martini
JASPER RONALD MARTINI
Rosalie Martini
ROSALIE MARTINI

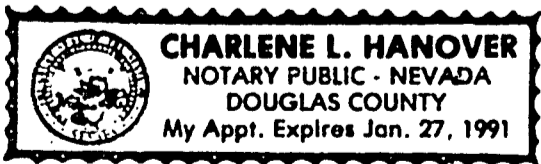
STATE OF NEVADA)
COUNTY OF Douglas) ss.:

On this 2nd day of February, 19 90, before me, _____ a Notary Public in and for said County, personally appeared Jasper Ronald Martini and Rosalia Martini known to me to be the person whose name _____ subscribed to the foregoing instrument and acknowledged that he executed the same.

Witness my hand and official seal
Charlene L. Hanover
NOTARY PUBLIC in and for said County and State
My commission expires 1/27, 1991

FOR RECORDER'S USE

Document No. _____
Filed at request of _____
on _____, 19 _____ at _____
o'clock _____ M. in Book _____ of _____
at page _____
records of _____ County, Nevada.
Fee: \$ _____



County Recorder
By: _____
Deputy

219699
Book 290 Pg 898

COPY

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

'90 FEB -7 A11:37

SUZANNE BEAUDREAU
RECORDER
100 PAID 30 DEPUTY 213699
BOOK 290 PAGE 898 - A