

make such payments within ten (10) days before delinquency. No lien, security interest or right of set-off shall be deemed to have been released or waived by any act or omission of Bank, or by any failure to exercise such right of set off or to enforce such lien or security interest or by any delay in so doing, and every lien, security interest and right of set-off shall continue in full force and effect until waived or released by an instrument in writing executed and delivered by Bank

PAYMENTS ON CUSTOMER'S BEHALF

If Customer fails to make any required payments, such as for taxes, assessments, liens against the Property, insurance and/or any other payments deemed necessary by Bank to protect its security hereunder, Bank at its option can make those payments on Customer's behalf. Customer must repay Bank immediately for those payments and any reasonable attorneys' fees extended to enforce any of the terms of this Deed of Trust/HECL Agreement with interest at a rate of 5% per year in excess of the current stated annual percentage rate applicable to HECL balances from disbursement until paid. This Deed of Trust/HECL Agreement secures payments of those amounts

CONDITION OF PROPERTY

Customer promises to keep the Property in good repair and will not let any harm come to it. If any government or agency condemns or takes the Property, Customer agrees that any money received for that taking will go first to repay the total amount that Customer owes Bank under this HECL account

SALE OF PROPERTY

If Bank exercises its right relative to the Security in any way, or if Bank forecloses on this Deed of Trust/HECL Agreement or exercises its power of sale, title to the Property and the associated policies, will automatically pass to the new purchaser. Before foreclosure or sale of Property, Bank will give Customer notice of such intended disposition as required by law

OTHER RIGHTS

Bank may, but is not required to, appear in or defend any action that might affect the Property or Bank's security in the Property.

CUSTOMER DEFAULT AND BANK REMEDIES

Customer will be in default under this Deed of Trust/HECL Agreement if Customer commits fraud as determined by Nevada law or legislature or material misrepresentation at any time in connection with this HECL transaction, if Customer fails to make any required payment when due and/or if Customer's action or inaction adversely affects the Security including, but not limited to: Customer files or has filed against him proceedings in action which seeks reorganization, adjustment, liquidation, dissolution, bankruptcy, insolvency, relief of debtors, appointment of receiver, transfer of custodian for all or part of the Security or other insolvency proceedings, if the Property or any part thereof is taken through condemnation; if Customer fails to make any other agreed payments, such as assessments, taxes, liens against the Property, insurance premiums and/or any other payments deemed necessary by Bank to protect its Security hereunder; if Customer fails to continuously occupy the Property as the primary residence, if Customer sells, transfers or conveys the Property or any part thereof without immediately substituting equivalent security acceptable to Bank or fails to obtain and maintain Property Damage and Flood Insurance continuously in amounts which cover all prior liens on the Property and the HECL balances secured herein (The above circumstances are collectively considered "material obligations" hereunder). Upon such default, Bank may terminate all further HECL privileges, and demand, sue and collect all outstanding HECL balances immediately and without regard to the usual repayment schedule and take any other action Bank deems necessary as allowed by law and/or as set forth in this Deed of Trust/HECL Agreement. In the event of legal action relating to the HECL account of the Property, reasonable attorney's fees and costs will be payable by Customer

SUSPENSION OF CREDIT AND REDUCTION OF CREDIT LIMIT

Bank can refuse, at its option, to make additional extensions of credit or reduce Customer's credit limit if: The value of the Security declines significantly below its appraisal value for purposes of the HECL; Bank reasonably believes Customer will not be able to meet the repayment requirements due to a material change in the Customer's financial circumstances; Customer is in default of a material obligation hereunder; government action prevents Bank from imposing the annual percentage rate provided or impairs the Security such that the value of the Security is less than one hundred twenty percent (120%) of the HECL; A regulatory agency has notified Bank that continued advances would constitute an unsafe and unsound practice and/or the maximum annual percentage rate is reached

SUBSTITUTION OF COLLATERAL UPON BANK APPROVAL

Customer must notify Bank of any new encumbrances which may jeopardize the bank's Security and/or any changes in ownership of the Property and must, before the change is complete or before any encumbrance attached in or to the Property, substitute equivalent security which is acceptable to Bank to replace the Property being transferred. Customer will be in default under this Agreement if Customer fails to make such notification and collateral substitution, and may terminate all HECL privileges, deny Customer the use of any remaining unused amount of the HECL credit limit, and require all HECL outstanding balances to be paid over the regular and agreed time period determined by the HECL. Minimum Monthly Payment requirements. (Customer may, of course, pay such additional amounts as it wishes, without penalty.) This Deed of Trust/HECL Agreement shall apply to and bind all parties hereto, their heirs, successors and assignees. The Customer's right and obligations hereunder shall not be transferred or assigned without prior written consent of the bank. Customer does hereby authorize Bank to transfer this Deed of Trust/HECL Agreement to any new account that Customer designates in writing in the future as Customer's HECL account.

MISCELLANEOUS

The captions used in this document have been inserted for convenience of reference only and shall not be deemed to be part of this Deed of Trust/HECL Agreement. If any provision or portion hereof of this Agreement is held invalid, illegal, void or unenforceable by reason of any rule or law, administrative order, or judicial decision, all other provisions of this document shall remain in full force and effect.

Where the context so requires, the use of the neuter gender shall include the masculine and feminine genders, the masculine gender shall include the feminine and neuter genders, and the singular shall include the plural and vice versa

SIGNATURES

Prior to signing this Deed of Trust/HECL Agreement, I, Customer, received and read the Federal Truth in Lending Disclosure Statement regarding my Home Equity Credit Line account. All the terms of the Truth in Lending Disclosure Statement are part of this Deed of Trust/HECL Agreement. I, Customer, have also received a completed copy of the Deed of Trust/HECL Agreement and agree to its terms. I give the Bank my Property as indicated, as security for any advance under my Home Equity Credit Line.

I, Customer have selected the following Valley Bank checking account to use in conjunction with this Home Equity Credit Line:
9048 You are authorized to make advances into his account, as well as making automatic payments as indicated:
 minimum monthly payment, or \$ _____ or the minimum monthly payment, whichever is greater; or, the balance in full.

In the event Customer/Trustor requests Bank to close said checking account, for whatever reason, so to replace same with a new and/or different account number; Customer/Trustor simultaneously therewith, expressly recognizes, acknowledges and reaffirms all terms, conditions, covenants, and duties arising pursuant to this agreement, and the change in said checking account status shall neither be construed nor deemed to allow any modification, alteration, amendment, change or novation in the terms and conditions of this Agreement

Dated this 28th day of FEB. 19 90

(Note: The below signers are authorized to draw against this account and are jointly and severally obligated to pay the full amount under this Deed of Trust/Home Equity Credit Line Agreement).

CUSTOMER (Applicant) X THOMAS D LANCASTER II *Thomas D. Lancaster II*
CUSTOMER (Co-Applicant) X SANDRA J LANCASTER *Sandra J. Lancaster*

(NOTE: The below signers grant and convey their Property to Bank as security for all amounts under this Agreement.)

CUSTOMER (Applicant) X
CUSTOMER (Co-Applicant) X THOMAS D LANCASTER II *Thomas D. Lancaster II*
STATE OF NEVADA SANDRA J LANCASTER *Sandra J. Lancaster*

COUNTY OF DOUGLAS) ss
On March 2, 1990 personally
appeared before me, a Notary Public (or judge or other authorized person, as the case may be) in and for said County and State
THOMAS D LANCASTER II and SANDRA J LANCASTER

known (or proved) to me to be the person S described in and who executed the foregoing instrument, who acknowledged to me that T he Y executed the same freely and voluntarily and for the uses and purposes therein mentioned

Notary Public 221409
Notary Public 300K 390 PAGE 687
M 033 13-102 (10-89)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DONALD J. HAMILTON, an unmarried man

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JAMES B. HANSEN and ANNA L. HANSEN,
husband and wife, as joint tenants with rights of survivorship

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated
County of Douglas, State of Nevada, bounded and described as follows:

Lot 433, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, page 676, as File No. 72456.

APN 29-273-17

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 26th. day of February, 19 90.

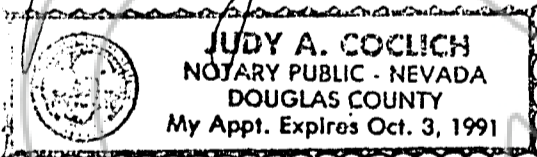
STATE OF NEVADA
COUNTY OF Douglas SS

Donald J. Hamilton
Donald J. Hamilton

On February 26, 1990
personally appeared before me, a Notary Public,
Donald J. Hamilton

who acknowledged that he executed
the above instrument.

Notary Public



ORDER NO. _____
ESCROW NO. M47394JC

WHEN RECORDED MAIL TO:
Grantees herein below

The grantor(s) declare(s):
Documentary transfer tax is \$ 30.80
() computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:
JAMES B. & ANNA L. HANSEN
760 N. Huntington Street
San Fernando, CA 91340

FOR RECORDER'S USE

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

90 MAR -7 A11 :31

SUZANNE B. AUDREAU
RECORDER 221408

PAID 50 DEPUTY
BOOK 390 PAGE 685

MANOUJKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

CARSON CITY OFFICE
301 EAST PROCESSIONS STREET
CARSON CITY, NEVADA 89701-4290
TELEPHONE (702) 672-1177


LAKE TAHOE OFFICE
KINGSBURY SQUARE
P.O. BOX 3390
STATELINE, NEVADA 89449-3390
TELEPHONE (702) 586-6676

LOT 530 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO 7 FILED FOR RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH
27, 1974 IN BOOK 374 PAGE 676 AS FILE NO 72456

COPY

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

90 MAR -7 A11 :34

SUZANNE BLANDREAU
RECORDER
221409
\$7.00 PAID  DEPUTY
BOOK 390 PAGE 688