

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 23rd day of March 19 90 between

JAMES WILLIAM ROMANOWITZ and CAROLE C. ROMANOWITZ, husband and wife

whose address is Post Office Box 62418, South Lake Tahoe, CA 95761 (Number and Street) (City) (State) herein called TRUSTOR,

WESTERN TITLE COMPANY, INC., a Nevada corporation herein called TRUSTEE, and

IRENE PERRY, a widow herein called BENEFICIARY.

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in County of Douglas, State of Nevada, to-wit:

Lot 10, in Block E, as said lot and block are shown on that certain map entitled AMENDED MAP OF RANCHOS ESTATES", filed for record on October 30, 1972, in Book 1072, page 642, as Document No. 62493. APN 27-623-09

ACCELERATION PROVISION: See Exhibit "A" attached hereto and incorporated herein 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 \$ 81,000.00 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 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

On April 6, 1990 personally appeared James William Romanowitz and Carole C. Romanowitz who acknowledged that they executed the above instrument

Handwritten signatures of James William Romanowitz and Carole C. Romanowitz over printed names.

Dahn S. Morgan NOTARY PUBLIC

WHEN RECORDED MAIL TO: Ms. Irene Perry 2845 Idlewild Drive, No. 301 Reno, Nevada 89509

Notary seal for Dahn S. Morgan, Notary Public, State of Nevada, commission expires 10/13/1993.

MANOUKIAN, SCARPELLO & ALLING, LTD. ATTORNEYS AT LAW

223491

CARSON CITY OFFICE 309 EAST PHOENIX STREET CARSON CITY, NEVADA 89701

LAKE TAHOE OFFICE 4000 HILL PROFESSIONAL BUILDING RENO, NEVADA 89505

BOOK 490 PAGE 919

EXHIBIT "A"

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.

COPY

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

'90 APR -6 P3:53

SUZANNE BEAUDREAU
RECORDER
223491
\$ 6⁰⁰ PAID K12 DEPUTY
BOOK 490 PAGE 920