

When Recorded, Mail to:

MARTIN W. & SUSAN D. JOHNSON

900 Johnson Lane

Minden, NV 89423

Order No. _____

Escrow No. _____

INDIVIDUAL DEED OF TRUST WITH ASSIGNMENT OF RENTS

BY THIS DEED OF TRUST, made this 1st day of June, 1990 between BRUCE L. BERTRAM and PATTI A. BERTRAM, husband and wife

herein called TRUSTOR, whose address is 2526 Fremont Street, Minden, NV 89423 and WESTERN TITLE COMPANY, INC., a Nevada corporation, herein called TRUSTEE, and MARTIN W. JOHNSON and

SUSAN D. JOHNSON, Husband and wife, as joint tenants with rights of survivorship herein called BENEFICIARY, whose address is 900 Johnson Lane, Minden, NV 89423

Trustor irrevocably grants, transfers, and assigns to Trustee in trust, with power of sale, that property in the County of Douglas State of Nevada, being Assessor's Parcel Number 21-020-43, and specifically described as:

Parcel 2B, as shown on Parcel Map #2 for MARTIN W. & SUSAN D. JOHNSON, located in the West 1/2 of Section 32, Township 13 North, Range 20 East, filed for record in the office of the County Recorder of Douglas County, filed August 7, 1985, in Book 885, page 789, as Document No. 121204.

TOGETHER WITH all river surface water rights, as per Federal Water Master.

ACCELERATION PROVISION: See Exhibit "A" attached hereto and incorporated herein by reference

Trustor also assigns to Beneficiary all rents, issues and profits from said real property and all appurtenances thereof, including all water, mineral, timber and crop rights transferred; reserving, however, the right to collect and use the same as long as there is no existing default hereunder, and does hereby authorize Beneficiary to collect and recover the same in the name of Trustor or his successor in interest by use of any lawful means.

For the purpose of securing: (1) Payment of the indebtedness evidenced by the promissory note of even date herewith in the principal sum of EIGHT FIVE THOUSAND AND NO/00ths Dollars (\$ 85,000.00*) payable to Beneficiary or order (hereinafter referred to as "the Note"); (2) Payment of any additional sums and advances hereafter made by Beneficiary or his assignee to or for the benefit of Trustor or his successor in ownership of the real property encumbered hereby; (3) Performance of each agreement of Trustor incorporated by reference or contained herein.

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

Table with 8 columns: COUNTY, BOOK, PAGE, DOC.NO., COUNTY, BOOK, PAGE, DOC.NO. listing various counties and their associated deed records.

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.

Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount. The Beneficiary or Trustee may charge a fee of up to Fifty Dollars (\$50) for each change in parties.

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 set forth below.

SIGNATURE OF TRUSTOR

Signature of Bruce L. Bertram

Bruce L. Bertram

Signature of Patti A. Bertram

Patti A. Bertram

STATE OF NEVADA

COUNTY OF Douglas

) SS

On July 9, 1990

before me, a notary public, personally appeared

Bruce L. Bertram and

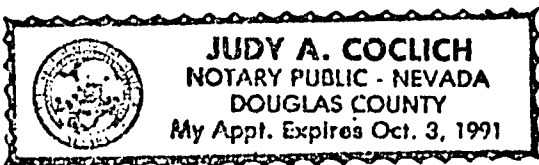
Patti A. Bertram

personally known or proved to me to be the person(s) whose name(s) are subscribed to the above instrument who acknowledged that they executed the instrument.

Signature of Notary Public JUDY A. COCLICH

Notary Public JUDY A. COCLICH

BROOKE & SHAW Post Office Box 2860 Minden, Nevada 89423 (702) 782-7171



FOR RECORDER'S USE

229831

BOOK 790 PAGE 994

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 JUL 10 AM 11:40

SUZANNE BEAUDREAU
RECORDER
\$ ⁶⁰ PAID ^{KLE} DEPUTY
229831

BOOK 790 PAGE 995