

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made JULY 18, 1990 between

ROGER SWENINGSSEN AND DEBORAH K. SWENINGSSEN, HUSBAND AND WIFE AS JOINT TENANTS, TRUSTOR, whose address is 1435 GLENWOOD DRIVE, GARDNERVILLE, NV 89410 (Number and Street) (City) (State/Zip)

First Nevada Title Company, a Nevada corporation, TRUSTEE, and

JAMES D. OWEN AND ANN OWEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY, 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:

PARCEL 3-B-1, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR JAMES D. OWEN ET UX, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 20, 1982 AS FILE NO. 71040, OF OFFICIAL RECORDS.

SAID PARCEL BEING A RE-SUBDIVISION OF PARCEL "A" AS SET FORTH ON THE MAP OF CARSON VALLEY INDUSTRIAL PARK, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 20, 1970 AS FILE NO. 47572, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 25-151-30.

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 DEED OF TRUST BY THE BENEFICIARY BEING FIRST OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT TO DECLARE THE UNPAID BALANCE DUE HEREON AS DUE IN FULL, IRRESPECTIVE OF THE MATURITY DATE EMPLOYED ON THE NOTE SECURED HEREBY

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 \$ 89,000.00 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:

Table with columns: COUNTY, BOOK, PAGE, DOC. NO. for various counties including Churchill, Clark, Douglas, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Lyon, Mineral, Nye, Ormsby, Pershing, Storey, Washoe, and White Pine.

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 as his address above set forth.

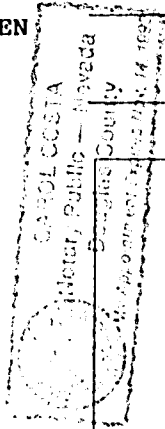
STATE OF NEVADA)
County of DOUGLAS)

Signature of Trustor
ROSER SWENINGSSEN
DEBORAH K. SWENINGSSEN

On July 24 1990
personally appeared before me, a Notary Public,

ROGER SWENINGSSEN AND DEBORAH K. SWENINGSSEN

who acknowledged that THEY executed the above instrument.
Carol Costa Notary Public



FOR RECORDER'S USE

When Recorded Mail To:
JAMES D. OWEN AND ANN OWEN
1080 KERRY LANE
GARDNERVILLE, NV 89410

230865

BOOK 790 PAGE 3-145

COPY

REQUESTED BY
FIRST NEVADA TITLE COMPANY

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'90 JUL 25 P12:23

SUZANNE BEAUDREAU
RECORDER

230865

\$ 6.00 PAID: OK DEPUTY
BOOK

790 PAGE 3-146