

48398 TOD

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 20 day of July, 1990, between

ARTHUR LEROY COX, herein called TRUSTOR, whose address is P. O. Box 376, Genoa, Nevada

(Number and Street) (City) (State)

and WAYNE S. CHIMARUSTI, ESQ., of 300 West Second Street, herein called TRUSTEE, and

WHOLESALE SIGN, INC., a Nevada corporation, herein called 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 follows:

Parcel 1-B, as set forth on that certain Parcel Map for CLAY KRUGER, located in a portion of Section 33, Township 13 North, Range 19 East, M.D.B. & M., filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 29, 1985, as File No. 115403, Official Records.

A.P.N. 19-340-10 (NEW A.P.N. 19-340-16)

THIS DOCUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY WITHOUT LIABILITY OF THE COUNTY OF DOUGLAS FOR THE SUFFICIENCY HEREOF OR FOR THE CONDITION OF TITLE

Together with the tenements, hereditaments and appurtenances therunto 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 \$ 108,193.00 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. Lists various counties and their corresponding 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

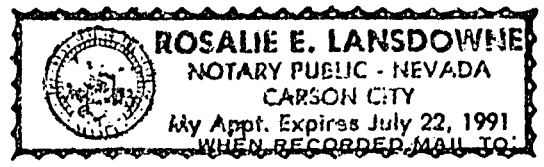
The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF NEVADA ss. On July 20, 1990, personally appeared before me, a Notary Public, ARTHUR LEROY COX, President of WHOLESALE SIGN, INC., who acknowledged that he executed the above instrument.

SIGNATURE OF TRUSTOR

Signature of Arthur Leroy Cox

Rosalie E. Lansdowne NOTARY PUBLIC



WAYNE S. CHIMARUSTI, ESQ. 300 West Second Street Carson City, NV 89703

231515

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FOR RECORDER'S USE

FILED FOR RECORD AT THE REQUEST OF Wayne Chimarusti '90 JUL 23 A11:22 FILE NO. 001 03613 ALAN GLOVER CARSON CITY RECORDER FEES 5.00 DEP. [Signature]

001 03613

COPY

REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'90 AUG -2 A11 :21

SUZANNE BEAUDREAU
RECORDER

\$ 6⁰⁰ PAID: K12 DEPUTY

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