

Escrōw No. 29751 DME - Accommodation
Mail To:

VALLEY INSTALLMENT COLLECTIONS
900 West First Street
Reno, Nevada 89503

A.P. #1-162-8

THIS INSTRUMENT IS BEING RECORDED AS AN
ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED
OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY
OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY,
UPON TITLE TO ANY REAL PROPERTY DESCRIBED
THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST made January 1, 1990, between JAMES L. CHRISTENSEN, an unmarried man

herein called "Trustor", COMSTOCK TITLE COMPANY, a Nevada corporation, herein called "Trustee", and E. JAMES GREENWALD, M.D. and JAN McDOLE, husband and wife as joint tenants, herein called "Beneficiary".

WITNESSETH:

Trustor hereby grants, conveys and assigns to Trustee in trust, with power of sale all interest of Trustor in that certain property situate in the County of Douglas, State of Nevada, and more particularly described as follows:

Lot 58 in Block B of GLENBROOK UNIT NO. 2, as more fully described on rider attached hereto and made part hereof, designated as Exhibit "A"; see exhibit "B" for special provisions.

SECOND AND SUBORDINATE HOWEVER, to that certain obligation recorded May 30, 1980 as Document No. 44926.

TOGETHER WITH, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders all the estate, right, title and interest, homestead or other claim or demand, as well in law as in equity, which the Trustor now has or may hereafter acquire of, in or to the said premises or any part thereon, with the appurtenances, 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. The entering upon and or taking possession of said property or the collection of any such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

FOR THE PURPOSE OF SECURING: (1) Payment of the principle sum of SIXTY FOUR THOUSAND SIX HUNDRED SEVENTY SIX AND NO/100 DOLLARS (\$64,676.00) according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to the order of the Beneficiary, and all extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) payment of all other indebtedness of the Trustor to the Beneficiary which may hereafter be loaned to Trustor by Beneficiary, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

BY EXECUTION OF THIS DEED OF TRUST and the note or notes secured hereby, the parties hereto agree that provisions 1 through 19 of the Master Form Deed of Trust recorded February 2, 1987, in Book 2489, Page 0471, Document No. 1136877, Official Records, Washoe County, Nevada, are hereby adopted and incorporated herein; that they will observe and perform said provisions; and that the references to the 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. These provisions so adopted and included herein are printed on the reverse hereof.

James L. Christensen
James L. Christensen

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

On October 1, 1990, personally appeared before me, a Notary Public, James L. Christensen who acknowledged to me that he executed the foregoing instrument.

Kenneth D. Gibson
NOTARY PUBLIC



236285

LEGAL DESCRIPTION

PARCEL 1:

Lot 58 in Block B as shown on the AMENDED MAP OF GLENBROOK UNIT NO. 2, filed in the office of the Recorder of Douglas County, Nevada on October 13, 1978.

PARCEL 2:

The exclusive right to use for garage purposes that parcel designated as "G.F." 58, in Block "B", as shown on the AMENDED MAP OF GLENBROOK UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on October 13, 1978.

EXHIBIT "A"

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EXHIBIT " B "

In the event the hereinbeforesigned Trustor should sell, transfer or convey, or contract to sell, transfer or convey the real property encumbered by this deed of trust, or any portion thereof, or any interest therein, at the option of the holder of this note, the then unpaid balance of principal and interest due hereunder shall become due and payable although the time of maturity as expressed in the note secured by this deed of trust, shall not have arrived. Consent to one such transaction shall not be deemed to be a waiver of the right to require consent to future or successive transactions.

COPY

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'90 OCT -9 P1:23

SUZANNE BEAUDREAU 236285
RECORDER
\$ 7⁰⁰ PAID *K12* DEPUTY

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