

## SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 11TH day of December 1990, between  
Kenneth W. Ristuben and Sandra W. Ristuben, husband and wife, as  
joint tenants, herein called TRUSTOR,

whose address is: P.O.Box 2902, Minden, NV 89423

and STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, herein  
called TRUSTEE, and

Western Nevada Properties, Inc., a Nevada corporation, herein called  
BENEFICIARY,

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to  
Trustee in trust, with power of sale, that property in City of Minden,  
Douglas County, Nevada, described as:

Lot 100 in Block D, as set forth on the map of WINHAVEN, UNIT  
NO. 1, a Planned Unit Development filed for record in the  
office of the County Recorder of Douglas County, State of  
Nevada, on January 13, 1989 as Document No. 194373.

Assessment Parcel No. 25-642-01

IN THE EVENT TRUSTOR SHALL SELL, CONVEY OR ALIENATE SAID PROPERTY, OR  
ANY PART HEREOF, OR ANY INTEREST THEREIN, OR SHALL BE DIVESTED OF THEIR  
TITLE OR ANY INTEREST THEREIN IN ANY MANNER OR WAY, WHETHER VOLUNTARY  
OR INVOLUNTARY, WITHOUT THE WRITTEN CONSENT OF THE BENEFICIARY BEING  
FIRST HAD AND OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT, AT THEIR  
OPTION, TO DECLARE ANY INDEBTEDNESS OR OBLIGATIONS SECURED HEREBY,  
IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN ANY NOTE EVIDENCING THE  
SAME, IMMEDIATELY DUE AND PAYABLE.

Together with the rents, issues and profits thereof, subject,  
however, to 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 \$ 16,750.00  
the interest thereon according to the terms of a promissory note or  
notes of even date herewith made by Trustor, payable to order of Bene-  
ficiary, and all extensions or renewals thereof; and (2) the perform-  
ance 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  
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, in the book and at the  
page thereof, or under the document file number, noted below opposite  
the name of such county, namely:

COUNTY	BOOK	PAGE	DOC.NO.	COUNTY	BOOK	PAGE	DOC.NO.
Carson City			000-52876	Lincoln	73	248	86043
Churchill			224333	Lyon			0104086
Clark	861226		00857	Mineral	112	352	078762
Douglas	1286	2432	147018	Nye	558	075	173588
Elko	545	316	223111	Pershing	187	179	151646
Esmeralda	110	244	109321	Storey	055	555	58904
Eureka	153	187	106692	Washoe	2464	0571	1126264
Humboldt	223	781	266200	White Pine	104	531	241215
Lander	279	034	137077				

shall inure to and bind the parties hereto with respect to the property  
above described. Said agreement, 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 regard-  
ing the obligation secured hereby, provided the charge therefore does not  
exceed a reasonable amount. The Beneficiary or the collection agent  
appointed by him may charge a fee of not to exceed \$15.00 for each change

in parties, or for each change in a party making or receiving a payment secured hereby.

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.

Kenneth W. Ristuben  
Kenneth W. Ristuben

Sandra W. Ristuben  
Sandra W. Ristuben

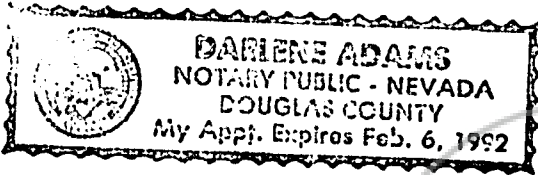
STATE OF NEVADA )  
 ) :SS  
COUNTY OF DOUGLAS )

On December 26, 1990, personally appeared before me, a Notary Public, Kenneth W. Ristuben and Sandra W. Ristuben

personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the same for the purposes therein stated.

Darlene Adams  
Notary Public

WHEN RECORDED, MAIL TO:  
Western Nevada Properties, Inc.  
686 Alamo Pintado Road  
Solvang, CA 93463



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

HARTMAN & ARMSTRONG, LTD.  
Attorneys at Law  
417 West Plumb Lane  
Reno, Nevada 89509

**90 DEC 27 P1:14**

SUZANNE BEAUDREAU  
RECORDER

**241717**

slm PAID OK DEPUTY