

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made **JANUARY 10, 1991** between
KRISTOFER L. HUKARI, AN UNMARRIED MAN, & ANTOINETTE M. DEROSE AN UNMARRIED WOMAN, TRUSTOR,

whose address is **P.O. BOX 2148, STATELINE, NEVADA 89449** (State/Zip)
(Number and Street) (City)

First Nevada Title Company, a Nevada corporation, TRUSTEE, and
ROBERT C. LARNER AND NANCY LARNER, HUSBAND AND WIFE AS JOINT TENANTS, 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:

LOT 13, BLOCK F, AS SHOWN ON THE OFFICIAL PLAT OF MANZANITA HEIGHTS, RECORDED ON THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 20, 1979 AS DOCUMENT NO. 38934, AND AMENDED MAP RECORDED OCTOBER 28, 1985 IN BOOK 1085, PAGE 2628, AS DOCUMENT NO. 125839.
TOGETHER WITH AN UNDIVIDED 1/15TH INTEREST IN AND TO LOT A, (COMMON AREA), AS SHOWN ON THE OFFICIAL MAP OF MANZANITA HEIGHTS, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 20, 1979 AS DOCUMENT NO. 38934, AND AMENDED MAP RECORDED OCTOBER 28, 1985 IN BOOK 1085, PAGE 2628, AS DOCUMENT NO. 125839.
TOGETHER WITH A 20 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES AS GRANTED BY KENNETH C. KJER, ET UX, IN DOCUMENT RECORDED OCTOBER 2, 1979 IN BOOK 1079, PAGE 192, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;
A 30 FOOT WIDE UTILITY EASEMENT AS GRANTED BY KENNETH C. KJER, ET UX, IN DOCUMENT RECORDED OCTOBER 2, 1979, IN BOOK 1079, PAGE 194, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;
AND A 5 FOOT SLOPE EASEMENT AS DEEDED BY KENNETH C. KJER, ET UX, IN DOCUMENT RECORDED AUGUST 28, 1979 IN BOOK 879, PAGE 2107, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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 \$ 138,000.00 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:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
Churchill	39 Mortgages	363	115384	Lincoln			45902
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050	Mineral	11 Off. Rec.	129	89073
Eko	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Emeralda	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941	Parahing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R.E. Records	258	

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.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF FOR DUE ON SALE CLAUSE
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
Notary Public seal for **LAURA E. MURRAY**, Notary Public - Nevada, Douglas County, My Appointment Expires Nov. 14, 1992

Signature of Trustor
Kristofer L. Hukari
KRISTOFER L. HUKARI
Antoinette M. Deroose
ANTOINETTE M. DEROSE

On JANUARY 15, 1991

personally appeared before me, a Notary Public,
KRISTOFER L. HUKARI & ANTOINETTE M. DEROSE

who acknowledged that THEY executed the above instrument.
Laura E. Murray Notary Public

When Recorded Mail To: **FIRST NEVADA TITLE COMPANY**
P.O. BOX 158
MINDEN, NEVADA ATTN: IC DEPT.

FOR RECORDER'S USE
243067
BOOK 191 PAGE 2010

EXHIBIT A

In the event Trustor, without the prior written consent of the Beneficiary, sells, agrees to sell, transfers or conveys its interest in the real property or any part thereof or any interest therein, Beneficiary may at its option declare all sums secured hereby immediately due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions, The terms, "Trustor" and "Beneficiary", include their successors.

COPY

REQUESTED BY
FIRST NEVADA TITLE COMPANY
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'91 JAN 16 P3:25

SUZANNE BEAUFORT
RECORDER
\$6⁰⁰ PAID *K12* DEPUTY
BOOK 191 PAGE 2011
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