

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 12TH day of MARCH, 1991, between

RAYMOND POWERS and LOIS G. POWERS, husband and wife

whose address is P. O. BOX 2881, GARDNERVILLE, NV 89410

herein called TRUSTOR,

WESTERN TITLE COMPANY, INC., a Nevada corporation

herein called TRUSTEE, and

FRED R. HOFFMAN and MAXINE M. HOFFMAN, husband and wife, as joint tenants with rights of survivorship

herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in County of Douglas, State of Nevada, to-wit:

Lot 25, in Block C, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, page 224, as Document No. 50212.

APN 37-463-04

Together with the tenements, hereditaments and appurtenances thereunto 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 \$ 31,200.00 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.

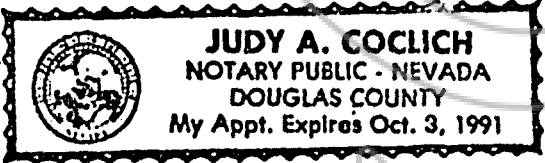
To protect the security of this Deed of Trust, Trustor agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or document No. of Official Records in the Office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

Table with 4 columns: COUNTY, DOCUMENT No., BOOK, PAGE. Lists deed records for Clark, Churchill, Douglas, Elko, Esmeralda, and Erieba counties.

(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

SIGNATURE OF TRUSTOR

DOUGLAS COUNTY

On MARCH 12, 1991 personally appeared

Signature of Raymond Powers

RAYMOND POWERS

before me, a Notary Public,

Signature of Lois G. Powers

LOIS G. POWERS

RAYMOND POWERS & LOIS G. POWERS

who acknowledged that THEY executed the above instrument.

Signature of Judy A. Coclich, Notary Public

NOTARY PUBLIC

REQUESTED BY: WESTERN TITLE COMPANY, INC. IN OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

WHEN RECORDED MAIL TO: FRED & MAXINE HOFFMAN 2020 COMSTOCK GARDNERVILLE, NV 89410

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MANOUKIAN, SCARPELLO & ALLING, LTD. ATTORNEYS AT LAW

SUZANNE BLAUDREAU R. CLERK

246348

CARSON CITY OFFICE

SPRING VALLEY OFFICE

500 F.A.D. Bk

DEPUTY BOOK 391 PAGE 1277