

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made FEBRUARY 7, 1991

between

RGR PROPERTIES, INC.

, TRUSTOR,

whose address is

PO BOX 2480 (Number and Street)

GARDNERVILLE, (City)

NEVADA 89410 (State/Zip)

First Nevada Title Company, a Nevada corporation,

TRUSTEE, and

JAMES D. OWEN AND ANN OWEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY

, 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:

ASSESSOR'S PARCEL NO. 25-151-48

**SEE DESCRIPTION SHEET ATTACHED HERETO AND MADE A PART HEREOF, SHOWN AS EXHIBIT "A"

IN THE EVENT THE TRUSTOR SELLS, CONVEYS OR ALIENATES THE WITHIN DESCRIBED REAL PROPERTY OR CONTRACTS TO SELL, CONVEY OR ALIENATE; OR IS DIVESTED OF TITLE IN ANY OTHER MANNER WITHOUT THE APPROVAL OF AN ASSUMPTION OF THIS OBLIGATION BY THE BENEFICIARY BEING FIRST OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT TO DECLARE THE UNPAID BALANCE DUE AND PAYABLE IN FULL, IRRESPECTIVE OF THE MATURITY DATE EXPRESSED ON THE NOTE SECURED HEREBY

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 \$ 104,768.10 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:

Table with columns: COUNTY, BOOK, PAGE, DOC. NO. for various counties including Churchill, Clark, Douglas, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Lyon, Mineral, Nye, Ormsby, Pershing, Storey, Washoe, and White Pine.

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.

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) ss.

On Feb 15 1991

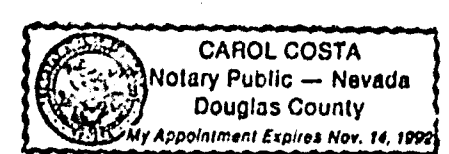
personally appeared before me, a Notary Public, Rudy L. McTeer - Sharon McTeer Gary A. Peterson - Dorothy L. Peterson Richard L. Clark - Laura Lee Clark all individually

who acknowledged that they executed the above instrument. Carol Costa Notary Public

Signature of Trustor RGR PROPERTIES, INC. BY: Rudy L. McTeer, PRESIDENT BY: Gary A. Peterson, VICE PRESIDENT BY: Richard L. Clark, SECRETARY / TREASURER

**SEE ATTACHED EXHIBIT "B" FOR INDIVIDUAL SIGNATURES ATTACHED HERETO AND MADE A PART HEREOF.

FOR RECORDER'S USE



When Recorded Mail To: JAMES D. AND ANN OWEN c/o DEBBIE SWENINGSEN, VALLEY BANK BOOK 247248 PAGE 3231 **HAND DELIVER**

245269 BOOK 291 PAGE 2435

R. L. MCTEE
RUDY L. MCTEE

Gary A. Peterson
GARY A. PETERSON

Richard L. Clark
RICHARD L. CLARK

Sharon M. Lee
SHARON MCTEE

Dorothy L. Peterson
DOROTHY L. PETERSON

Laura L. Clark
LAURA LEE CLARK

(Corporation)

State of Nevada } ss.

County of Douglas }

On Feb 15 1991, before me, the undersigned, a Notary Public in and

for said State, personally appeared Rudy L. Mctee

proved to me to be the President, Gary A. Peterson - Vice Pres + Richard L. Clark

proved to me to be the Secretary of the Corporation that executed the within Instrument, proved to me on the basis of satisfactory evidence to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Carol Costa
NOTARY PUBLIC for said County and State

FNT 9-88/008



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

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245269

247248
BOOK 391 PAGE 3232

SUZANNE BEAUDREAU
RECORDER
\$ 7.00 PAID Bh DEPUTY

BOOK 291 PAGE 2437

DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A parcel of land being a portion of Section 3, Township 12 North, Range 20 East, M.D.B. & M. and of parcel "A" as shown on that certain map entitled Carson Valley Industrial Park, recorded as Document No. 47572 on March 30, 1970, Official Records of Douglas County, Nevada, and being further described as follows:

COMMENCING at the Northeast corner of said Parcel "A" being the Northeast corner of the herein described Lot 2 and the TRUE POINT OF BEGINNING: thence along the Easterly boundary of said parcel "A" South $18^{\circ}42'00''$ East 229.73 feet to the Northeast corner of Lot 1 of Parcel "A"; thence along the Northerly line of said Lot 1 South $50^{\circ}22'45''$ West 328.45 feet to a radial point on a curve concave to the Southwest on the right of way of Industrial Way having a radius of 130.00 feet and central angle of $37^{\circ}59'41''$; thence Northerly along said curve an arc distance of 86.21 feet to a point on curve of said right of way; thence leaving said right of way and curve on a radial bearing of north $12^{\circ}23'04''$ East 399.86 feet to a point on the Northerly boundary of said Parcel "A"; thence Easterly along said boundary South $87^{\circ}23'00''$ East 166.02 feet to the POINT OF BEGINNING.

Said parcel of land being further shown on reversion to acreage Map, filed for record in the Office of the Douglas County Recorder on July 16, 1986 in Book 786, Page 1247 as Document No. 137578, of Official Records.

EXCEPTING THEREFROM that portion deeded to GARY A. PETERSON etals, by deed recorded August 25, 1986 Book 886 Page 2833 Document No. 139640,, of Official Records.

ALSO EXCEPTING THEREFROM that portion deeded to GARY A. PETERSON etals, by Deed recorded May 14, 1990, Book 590, Page 2166, Document No. 225971, of Official Records.

Assessor's Parcel No. 25-151-48

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

91 MAR 26 12:07

247248

BOOK 391 PAGE 3233

SUZANNE BEAUDREAU
RECORDER

\$7.00 PAID *OK* DEPUTY

245269

BOOK 291 PAGE 2436