

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 19th day of March, 91, between William ^{F.} Coleman, a widower, herein called TRUSTOR,

whose address is: P.O.Box 1084, Gardnerville, NV 89410

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

Alfred T. Knoop and Bonnie Lee Knoop, husband and wife, as joint tenants, herein called BENEFICIARY,

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

AS PER ATTACHED EXHIBIT "A" WHICH BY REFERENCE HERETO BECOMES A PART HEREOF

In the event trustor shall sell, convey, or alienate said property, or any part hereof, or any interest therein, or shall be divested of his 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 its 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 \$ 21,000.00 the interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of 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 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 regarding 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.

247269

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.

William F. Coleman
F.

STATE OF Nevada)
COUNTY OF Carson) :SS

On March 19, 1991, personally appeared before me, a Notary Public, William F. Coleman

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.

Gayle Gissell
Notary Public

WHEN RECORDED, MAIL TO:
Mr. and Mrs. Alfred T. Knoop
6908 New Creek Lane
Citrus Heights, Ca 95621



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

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"EXHIBIT A"
LEGAL DESCRIPTION

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 situated in and being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 11 North, Range 21 East, M.D.B. & M., described and follows:

Parcel 1, as set forth on that certain Parcel Map for ALFRED KNOOP, filed for record in the Office of the County Recorder of Douglas County, Nevada, on April 22, 1977, in Book 477, Page 1101, Document No. 08633.

Assessment Parcel No. 35-240-15.

Together with a non-exclusive easement for ingress and egress over the East 60 feet of the South 364.64 feet of the North 684.28 feet of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 11 North, Range 21 East, M.D.B. & M.

Together with a non exclusive right of way for ingress and egress across the North 25 feet of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 and the South 25 feet of the North 1/4 of the Southeast 1/4 of the Southeast 1/4 also the East 50 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, all in Section 22, Township 11 North, Range 21 East, M.D.B. & M.

Further together with an easement or right of way for a road, 60 feet wide, from the Northwest corner to the Highway, along the North boundary of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 11 North, Range 21 East, M.D.B. & M., in Douglas County, Nevada, described as follows:

Beginning at the Northwest corner of said Southwest 1/4 of the Southwest 1/4 of Section 23, which is located North 0°01' East, 1287.40 feet from the Southwest corner of said Section 23; thence along the North boundary of said Southwest 1/4 of the Southwest 1/4 South 89°59' East, 402.56 feet to the Westerly right of way line of U.S. Highway 395; thence along the Highway, South 38°22' East, 68.19 feet; thence North 89°59' West, 434.91 feet, 60 feet South of an parallel to the North boundary; to the section line, thence along the section line North 0°01' East, 60.00 feet to the point of beginning.

02/07/91
JJ/lc

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

91 MAR 26 P1:37

SUZANNE BEAUDREAU
RECORDER
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\$7⁰⁰ PAID *KJ* DEPUTY
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