

Deed of Trust

THIS DEED OF TRUST, made this 30th day of April, 1991 between ERIK A. SUMMERS and SHEILA H. SUMMERS, husband and wife as \*, hereafter called "Trustor", whose address is 2964 San Fernando Drive Minden, Nevada 89423;

BENEFICIAL MANAGEMENT CORPORATION OF AMERICA, a Delaware corporation qualified to do business in Nevada, hereafter called "Trustee"; and BENEFICIAL MORTGAGE CO. OF NEVADA, a Delaware corporation qualified to do business in Nevada and conducting business in Nevada at 1055 South Wells, Suite 115 Reno, Nevada 89502, hereafter called "Beneficiary",

WITNESSETH that Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Douglas County, Nevada, hereafter referred to as the "Property" and described as: \*joint tenants.

Lot 19, Block B, as set forth on the Official plat of MISSION HOT SPRINGS, UNIT NO. 1, filed in the office of the Recorder of Douglas County, Nevada on July 1, 1987, Book 787, Page 001, Document No. 157492 of Official Records.

Assessment Parcel No. 21-041-11.

TOGETHER WITH the rents, issues and profits of the Property SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated by reference into this Deed of Trust to collect and apply such rents, issues and profits.

For the purpose of securing:

- (A) Performance of each agreement and covenant of Trustor either incorporated by reference or contained in this Deed of Trust.
(B) Payment of the indebtedness evidenced by a promissory Note or Loan Agreement ("Note/Agreement") of even date herewith in the ACTUAL AMOUNT OF LOAN of \$ \*\*81,000.00\*\* executed by Trustor in favor of Beneficiary.
(C) Payment of such further sums as the Trustor, while the record owner of the Property, may borrow from Beneficiary, when such further sums are evidenced by another note providing for the same terms and conditions as are set forth in the original Note/Agreement and that other instrument is secured by this Deed of Trust.

If one of the Trustors dies while this loan is outstanding, Beneficiary, at its option, may declare the unpaid balance of the Actual Amount of Loan to be at once due and payable.

If Trustor voluntarily shall convey or sell all or part of the Property or shall be divested of title in any manner or way, any indebtedness secured by this Deed of Trust, irrespective of the maturity date expressed in any note, at the option of Beneficiary and without demand but upon notice, shall become due and payable immediately. This option shall not apply if (1) the sale of the Property is permitted because the purchaser's creditworthiness is satisfactory to Beneficiary and (2) that purchaser, prior to the sale, has executed a written assumption agreement containing terms prescribed by Beneficiary including, if required, an increase in the rate of interest payable under the Note/Agreement.

Beneficiary adopts the covenants in said Section 107.030, Nevada Revised Statutes, and makes them part of this Deed of Trust by this reference, as follows: Numbers 1, 2 (maximum insurable value), 3, 4 (10%), 5, 6, 7, 8 and 9.

All the provisions of this Deed of Trust shall bind the heirs, executors, successors and assigns of all the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

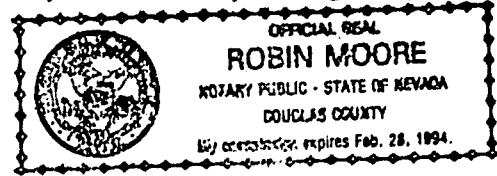
IN WITNESS WHEREOF, Trustor has executed these presents the day and year first above written.

Handwritten signatures of Erik A. Summers and Sheila Hull-Summers, with printed names below.

STATE OF NEVADA )
COUNTY OF DOUGLAS ) ss.:

On this 30th day of APRIL, 1991, before me, Robin Moore a Notary Public in and for said County, personally appeared ERIK A. SUMMERS known to me to be the person whose name IS subscribed to the foregoing instrument and acknowledged that he executed the same.

Witness my hand and official seal
Robin Moore
NOTARY PUBLIC in and for said County and State
My commission expires 2128, 1991



FOR RECORDER'S USE

Document No.
Filed at request of
on , 19 at
o'clock M. in Book of
at page
records of County, Nevada.
Fee: \$

County Recorder
By: Deputy

# TICOR TITLE INSURANCE

(Individual)

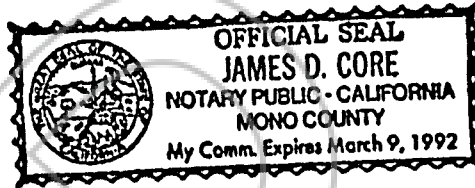
STATE OF CALIFORNIA }  
COUNTY OF Mono } SS.

On April 30, 1991 before me, the undersigned, a Notary Public in and for  
said State, personally appeared SHEILA HULL-SUMMERS

\_\_\_\_\_, personally known to me or  
proved to me on the basis of satisfactory evidence to be  
the person whose name IS subscribed to the  
within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature James D. Core



(This area for official notarial seal)

STAPLE HERE

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

'91 MAY -3 P3:29

SUZANNE BEAUDREAU  
CO RECORDER **249962**  
\$6 PAID KO DEPUTY  
BOOK 591 PAGE 457