

DEED OF TRUST WITH ASSIGNMENT OF RENTS

WHEN RECORDED MAIL TO: Nancy Cote' PO Box 2858 Minden, NV 89423

THIS DEED OF TRUST, made this 18th day of June, 1990, between

ROBERT W. OSBORNE, JR. and LAURA A. OSBORNE, husband and wife as joint tenants herein called TRUSTOR, whose address is P.O. Box 746, Carson City, Nevada 89710 (Number and Street) (City) (State) WESTERN TITLE COMPANY, INC., a Nevada corporation herein called TRUSTEE, and NANCY L. COTE', an unmarried woman herein called BENEFICIARY, WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 938, as shown on the map of GARDNERVILLE RANCHS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as file No. 72456.

A.P.N. 29-422 -01

THIS DOCUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY WITHOUT LIABILITY ON THE PART OF WESTERN TITLE COMPANY, INC. FOR THE SUFFICIENCY HEREOF OR FOR THE CONDITION OF TITLE

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 \$ 2,500.00** 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 counties including Clark, Churchill, Douglas, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Lyon, Mineral, Nye, Ormsby, Pershing, Storey, Washoe, and White Pine with their respective document numbers, book numbers, and page numbers.

(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.

THIS DOCUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY WITHOUT LIABILITY ON THE PART OF WESTERN TITLE COMPANY, INC. FOR THE SUFFICIENCY HEREOF OR FOR THE CONDITION OF TITLE

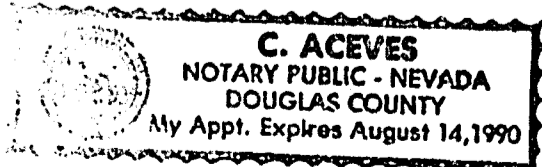
The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF NEVADA Douglas County ss. On June 27, 1990 personally appeared before me, a Notary Public, Robert W. Osborne Jr. & Laura A. Osborne who acknowledged that they executed the above instrument.

SIGNATURE OF TRUSTOR y Robert W. Osborne Jr. ROBERT W. OSBORNE, JR. y Laura A. Osborne LAURA A. OSBORNE

Handwritten signature of C. Aceves, NOTARY PUBLIC

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



'91 MAY 22 12:33

SUZANNE B. AUDREAU RECORDER 251225

\$5.00 PAID KJ DEPUTY

BOOK 591 PAGE 3312

CARSON CITY OFFICE 303 EAST PROCTOR STREET CARSON CITY, NEVADA 89701 TELEPHONE (702) 882-6877

LAKE TAHOE OFFICE ROUND HILL PROFESSIONAL BUILDING P. O. BOX 85 ZEPHYR COVE, NEVADA 89448 TELEPHONE (702) 888-6876