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PERFORMANCE DEED OF TRUST

THIS PERFORMANCE DEED OF TRUST, made and entered into this 29th day of July, 1991, by and between ROBERT C. SKINNER and SHARON A. SKINNER, husband and wife, hereinafter called "TRUSTOR", whose address is Post Office Box P. O. Box 13678 South Lake Tahoe, CA 95702, and PACIFIC TITLE COMPANY, hereinafter called "TRUSTEE", for the benefit of JACQUELINE I. MILLER, an unmarried woman, hereinafter called "BENEFICIARY", as follows:

W I T N E S S E T H:

THAT TRUSTOR irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST WITH POWER OF SALE, that certain piece and parcel of real property located in the County of Douglas, State of Nevada, and more particularly described as follows, to wit:

Lot 60, Block J, as shown on the Map of First Addition Kingsbury Meadows Subdivision, filed in the Office of the County Recorder of Douglas County, State of Nevada, July 17, 1957, as Document No. 12441.

AP#07-233-10

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the TRUSTEE and its successors and assigns, for the purpose of:

1. Securing the performance by TRUSTOR of all

obligations to be performed by TRUSTOR under the terms and conditions of that certain Agreement dated July 29, 1991, entered into by and among TRUSTOR and BENEFICIARY, including, but not limited to:

(a) The obligation of TRUSTOR to ~~obtain~~ ^{apply for} a building permit for the construction of a residence on the above described real property from Douglas County, State of Nevada, and all other governmental permits or approvals, on or before November 20, 1991.

(b) Payment of attorney fees and expenses in accordance with the terms and conditions of said Agreement.

2. BENEFICIARY has joined in the execution of this Deed of Trust for the purpose of approving the provisions set forth hereinabove.

3. The following covenants, Nos. 1, 3, 4 (10%), 5, 6, 7 (10%), 8 and 9 of NRS 107.030 are hereby adopted and made a part hereof.

4. 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 subdivisions (A) and (B) of that certain fictitious Deed of Trust recorded in the Office of the County Recorder of Douglas County, State of Nevada, as Document No. 40050, in Book 57, at Page 115, of the Official Records of Douglas County, State of Nevada. Said agreements, terms and provisions contained in subdivisions (A) and (B) of said fictitious Deed of Trust above


referenced are hereby incorporated and made a part of the within Deed of Trust for all purposes as fully as if set forth herein in full and at length.

5. All the provisions of this instrument shall inure to, apply to and bind the heirs, executors, successors and assigns of 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.

6. TRUSTOR request that a copy of any notice of default and any notice of sale hereunder be mailed to them at TRUSTOR'S address above set forth.

DATED: August 1, 1991

TRUSTOR:



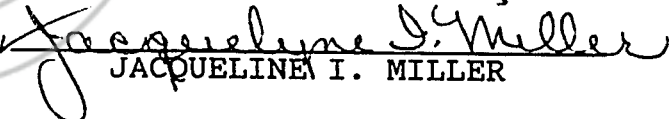
ROBERT C. SKINNER



SHARON A. SKINNER

DATED: 7-29-91

BENEFICIARY:

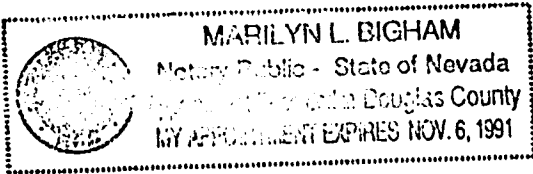


JACQUELINE I. MILLER

ACKNOWLEDGEMENT

STATE OF NEVADA)
 : SS.
COUNTY OF DOUGLAS)

On August 1, 1991 personally appeared before me, a Notary Public, ROBERT C. SKINNER and SHARON A. SKINNER, husband and wife, who acknowledged that they executed the above instrument.



Marilyn L. Bigham
Notary Public

STATE OF CALIFORNIA) (Acknowledgement)

County of Contra Costa ss.

On this 29 day of July, in the year 1991, before me, V.M. Matthews
a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Jacqueline T. Miller

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s):

INDIVIDUAL

Whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it.

CORPORATION

Who executed the within instrument as _____ president and _____ secretary, on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its articles and by-laws and a resolution of its Board of Directors.

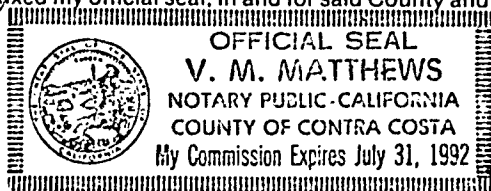
PARTNERSHIP

That _____ executed the within instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in and for said County and State, the day and year first above written.

V.M. Matthews
Notary Public in and for said County and State of California
My commission expires:

FD-1B



Through the courtesy of -
Fidelity National Title
INSURANCE COMPANY



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

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SUZANNE LEWIS BEAU
RECORDER
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