

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 17TH day of June 1991, between

MS.

DEBORAH D. SNYDER, a married woman as her sole and separate property ~~MARYA / J. / JAMESON / A / MACKABA / WORTH / AS / HER / SBAE / AHA / SEPARATE / PROPERTY~~  
KELLEY J. FERRARI, a married woman as her sole and separate property  
LISA HACKABA, an unmarried woman, each has an undivided 25% interest as Tenants in common, herein called TRUSTOR,

whose address is: 409 CALLE SAN PABLO UNIT III, CAMARILLO, CA 93010

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

EDWIN C. COLBERN AND ELIZABETH A. COLBERN, husband and wife as Joint Tenants with right of survivorship, herein called BENEFICIARY,

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

All of Parcel 1, as shown on that certain Parcel Map No. 2 for Don Rooker, recorded April 21, 1978, Book 478, Page 1254, Document No. 19852, Official Records of Douglas County, Nevada.

Assessment Parcel No. 23-510-01

So long as the trustor shall not be in default in performance of the covenants contained herein, or in the making of any payments due on the promissory note secured hereby, beneficiary agrees to subordinate the lien of this deed of trust to the lien of a deed of trust in favor of a recognized lending institution, made by Trustor for the purpose of financing construction upon the real property described herein. Amount of said construction financing shall not exceed the principal sum of \$60,000.00. It is further agreed that this deed of trust, if subordinated, shall remain junior to any extension or renewal of the construction financing.

IN THE EVENT TRUSTOR SHALL SELL, CONVEY OR ALIENATE SAID PROPERTY, OR ANY PART HEREOF, OR ANY INTEREST THEREIN, OR SHALL BE DIVESTED OF THEIR 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 THEIR 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 \$ 110,000.00 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.  
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