

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO.: 1669

THIS DEED OF TRUST, made this 13th day of March, 1992, between

STUART SPEAR AND DONNA/SPEAR, HUSBAND AND WIFE, herein called TRUSTOR,

whose address is P.O. BOX 1832, Zephyr Cove, NV 89448 and (number and street) (city) (state) (zip)

PACIFIC TITLE, INC., a Nevada corporation, herein call TRUSTEE, and

RUSSELL A. TROMBLY AND ROSEMARY C. TROMBLY, 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 Douglas County, Nevada, described as:

Lot 9, in Block C, as Lot and Block are shown on that map entitled Granite Springs Subdivision Unit No. Two, recorded July 8, 1980, in Book 780, of Official Records at page 409, Douglas County, Nevada as Document No. 46019. APN 07-491-04

SUBORDINATION CLAUSE:

Beneficiary agrees to execute an appropriate agreement subordinating the priority of the lien of this Deed of Trust to the liens of Construction Deeds of Trust to be executed by Trustor encumbering the property in an amount not to exceed \$400,000.00.

DUE ON SALE CLAUSE:

Should the real property described herein, or any part of it, or any interest in it be sold, or if it is agreed that it will be sold conveyed, or alienated by the Trustor, all obligations secured by this Deed of Trust without regard of the maturity dates expressed herein, at the option of the holder shall immediately become due and payable.

Together with the rents, issues and profits thereof, subject, however, to the 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 the sum of \$ 70,000.00 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, 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 is 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:

Table with 8 columns: COUNTY, BOOK, PAGE, DOC. NO., COUNTY, BOOK, PAGE, DOC. NO. listing various counties and their respective record information.

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 therefor 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.

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

SS

COUNTY OF Douglas

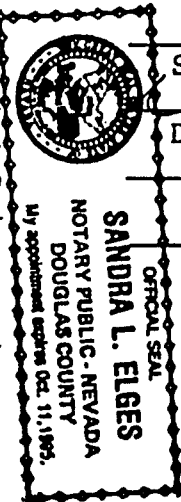
ON March 13, 1992

personally appeared before me, a Notary Public, Stuart Spear and Donna Spear

Stuart Spear
Donna Spear

personally known or proved to me to be the person whose name(s) is/are subscribed to the above instrument who acknowledged that they executed the instrument.

Sandra H. Elges
Notary Public



WHEN RECORDED MAIL TO:

Mr. & Mrs. Russell Trombly
11508 Meadow Street
Moorpark, CA 93021

FOR RECORDER'S USE
REQUESTED BY
PACIFIC TITLE, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'92 MAR 16 AIO 53

SUZANNE BLAUGREAU
RECORDER
273255
PAID 5.00 DEPUTY

BOOK 392 PAGE 2205