

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made APRIL 23, 1992 between

KENNETH ALLEN ESPERSON, JR. & LINDA JEAN ESPERSON, HUSBAND AND WIFE AS JOINT TRUSTOR, TENANTS whose address is 125 OAKRIDGE DRIVE, DANVILLE, CA 94506 (Number and Street) (City) (State/Zip)

First Nevada Title Company, a Nevada corporation, TRUSTEE, and DONALD RENIERS, TRUSTEE AND VIRGINIA HARPER RENIERS, TRUSTEE, HUSBAND AND WIFE OF THE DONALD AND VIRGINIA RENIERS FAMILY TRUSTE DATED THE 4th DAY OF MAY 1983, BENEFICIARY.

WITNESSETH: That Trustor grants to trustee in trust, with power of sale, that property in the County of DOUGLAS, State of NEVADA described as:

ASSESSOR'S PARCEL NO. 23-270-46
SEE DESCRIPTION SHEET ATTACHED HERETO AND MADE A PART THEREOF

ACCELERATION/DUE ON SALE CLAURE:
In the event Trustor, without the prior written consent of the Beneficiary, sells, agrees to sell, transfers or conveys its interest in the real property or any part thereof or any interest therein, Beneficiary may at its option declare all sums secured hereby immediately due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions. The terms, "Trustor" and "Beneficiary" include their successors.

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 sum of \$ 20,000.00***** 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 on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
Churchil	39 Mortgages	363	115384	Lincoln			45902
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100681
Douglas	57 Off. Rec.	115	40060	Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941	Parahing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	Storey	*S* Mortgages	206	31506
Lander	24 Off. Rec.	166	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R.E. Records	258	

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, 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 undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him as his address above set forth.

STATE OF NEVADA California

County of Contra Costa



On May 7, 1992

Signature of Trustor

Kenneth Allen Esperson
KENNETH ALLEN ESPERSON, JR.
Linda Jean Esperson
LINDA JEAN ESPERSON

personally appeared before me, a Notary Public,

KENNETH ALLEN ESPERSON, JR. &

LINDA JEAN ESPERSON**



who acknowledged that they executed the above instrument.

Chris Essayan Notary Public

FOR RECORDER'S USE

When Recorded Mail To: RENIERS P.O. BOX 347 GLENBROOK, NEVADA 89413

278273
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DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A parcel of land located within a portion of the West one-half of Section 14, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

Parcel 35 as shown on the Record of Survey Map filed within the Official Records of Douglas County, Nevada as Book 1280, Page 1510, Document No. 51917 and being further described as follows:

COMMENCING at the Southeast corner of said section 14; thence South, 88°54'05" West, 2640.00 feet; thence North 01°36'02" West, 1307.41 feet to the POINT OF BEGINNING being the Southeast corner of Parcel 35; thence South 88°39'28" West, 1340.20 feet; thence North 0°30'18" West, 1297.87 feet; thence North 88°14'49" East, 1335.38 feet; thence South 0°43'26" East, 1307.37 feet to the POINT OF BEGINNING. Together with easements as shown on said Record of Survey Map No. 51917.

Further shown as 35-B of Parcel Map No. 1 for RENIERS FAMILY TRUST filed for record in the office of the Douglas County Recorder on October 22, 1990 in Book 1090, Page 3404 as Document No. 237216, of Official Records.

Assessor's Parcel No. 23-270-46

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

92 MAY -8 P4:18

SUZANNE DE ANDREAU
RECORDER

278273

\$6.00 PAID *JK* DEPUTY

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