

93050439

ESCROW NO.: 930040VM
ORDER NO.: 9305043

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 22 day of March, 19 93,

between, NEVADA JOHNSON INC., a Nevada Corporation

herein called TRUSTOR

whose address is P.O. Box 2435 Gardnerville, NV 89410

and MARQUIS ESCROW INC., a Nevada Close Corporation, herein called TRUSTEE, and

GARY ALLEN AND DIANA ALLEN, husband and wife, as Joint Tenants with right of survivorship, herein called BENEFICIARY.

WITNESSETH: That Trustor irrevocable grants, transfers and assigns to Trustee in trust, with power of sale, that property in Douglas County, State of Nevada, being Assessment Parcel No. 29-503-24, more specifically described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION AND DUE ON SALE CLAUSE

This Deed of Trust together with the Deed of Trust in the amount of \$26,000.00 covering that real property in Douglas County commonly known as 630 Mustang Lane A.P.N. 29-101-05 is secured with one promissory note in the total amount of \$52,000.00.

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 \$ 26,000.00 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 evidence 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:

COUNTY	BOOK	PAGE	DOC NO.	COUNTY	BOOK	PAGE	DOC NO.
Carson City	Off. Rec.		000-52876	Lincoln	73 Off. Rec.	248	86043
Churchill	Off. Rec.		224333	Lyon	Off. Rec.		0104086
Clark	861226 Off. Rec.		00857	Mineral	112 Off. Rec.	352	078762
Douglas	1286 Off. Rec.	2432	147018	Nye	558 Off. Rec.	075	173588
Elko	545 Off. Rec.	316	223111	Pershing	187 Off. Rec.	179	151646
Esmeralda	110 Off. Rec.	244	109321	Storey	055 Off. Rec.	555	58904
Eureka	153 Off. Rec.	187	106692	Washoe	2464 Off. Rec.	0571	1126264
Humboldt	223 Off. Rec.	781	266200	White Pine	104 Off. Rec.	531	241215
Lander	279 Off. Rec.	034	137077				

shall insure 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 the a copy of any notice of default and any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

NEVADA JOHNSON INC.
BY: KIRK JOHNSON, President

STATE OF NEVADA
COUNTY OF

On _____
personally appeared before me, a Notary Public

who acknowledged that he executed the above instrument.

Notary Public

WHEN RECORDED MAIL TO

Mr. & Mrs. Gary Allen
951 Rubio
Gardnerville, NV 89410

CROWELL, SUSICH, OWEN & TACKES, LTD.
510 W. FOURTH STREET
POST OFFICE BOX 1000
CARSON CITY, NEVADA 89702

302576

BOOK 393 PAGE 4352

EXHIBIT "A"

All that real property situated in the County of Douglas, State of Nevada, described as follows:

A parcel of land located in a portion of the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 24, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeast corner of Parcel C as shown on that certain Record of Survey for Loin Yusbick, Kim McNally, Mark Cervenak, and Susan Estes as recorded April 3, 1989 in Douglas County, Nevada as Document No. 199433; thence North 89 57'50" West, 118.42 feet; thence North 18 48'10" West, 302.58 feet; thence along the arc of a non-tangent curve to the left having a radius of 45.00 feet, central angle of 48 57'15" and arc length of 38.45 feet and a chord bearing of North 24 28'37" East, 37.29 feet; thence South 77 14'33" East, 205.77 feet; thence South 00 02'26" West, 275.01 feet to the POINT OF BEGINNING.

Assessment Parcel No. 29-503-24

IN THE EVENT THE TRUSTOR SELLS, CONVEYS OR ALIENATES THE WITHIN DESCRIBED REAL PROPERTY; OR CONTRACTS TO SELL, CONVEY OR ALIENATE; OR IS DIVESTED OF TITLE IN ANY OTHER MANNER WITHOUT THE WRITTEN APPROVAL OF AN ASSUMPTION OF THIS OBLIGATION BY THE BENEFICIARY BEING FIRST OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT TO DECLARE THE UNPAID BALANCE DUE AND PAYABLE IN FULL, IRRESPECTIVE OF THE MATURITY DATE EXPRESSED ON THE NOTE SECURED HEREBY.

On this 22nd day of March, 1993, personally appeared KIRK JOHNSON who is the President of NEVADA JOHNSON INC. personally known to me to be the person who executed the above instrument on behalf of said corporation, and acknowledged to me that he executed the same for the purposes therein stated.

Robin Moore



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

'93 MAR 23 A11:26

SUZANNE BEAUDREAU
RECORDER
\$6⁰⁰ PAID *K2* DEPUTY
BOOK 393 PAGE 4353
302576