

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 6TH day of April 1993, between

JENNIFER E. <sup>CLARK</sup> KIRBY, a married woman as her sole and separate property, herein called TRUSTOR,

whose address is:,

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

First Trust Corporation, TTEE FBO Robert L. Kirby, FTC Account Number 091100-0013 , herein called BENEFICIARY,

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 \$ 20,000.00 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.
Carson City			000-52876	Lincoln	73	248	86043
Churchill			224333	Lyon			0104086
Clark	861226		00857	Mineral	112	352	078762
Douglas	1286	2432	147018	Nye	558	075	173588
Elko	545	316	223111	Pershing	187	179	151646
Esmeralda	110	244	109321	Storey	055	555	58904
Eureka	153	187	106692	Washoe	2464	0571	1126264
Humboldt	223	781	266200	White Pine	104	531	241215
Lander	279	034	137077				

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 therefore 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.



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL NO. 1:**

Being a portion of Section 10, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

Beginning at the most Southerly corner of Lot 22, as shown on the certain map of "COUNTRY CLUB ESTATES", filed for record July 17, 1967, as Document No. 37147, Douglas County, Nevada; thence from said Point of Beginning the following courses and distances; North 41°34'39" East, a distance of 117.23 feet to the Southeast corner of said Lot 22; thence South 85°32'21" East, 34.98 feet to a point; thence South 16°50'31" West, 24.23 feet to a point; thence South 8°25'58" East, 39.89 feet to a point; thence South 24°54'45" East, 31.48 feet to a point; thence South 41°24'09" East, 32.12 feet to a point; thence South 60°09'41" East, 39.39 feet to a point; thence South 76°19'59" East, 58.32 feet to a point; thence South 25°33'48" West, 73.16 feet to a point; thence South 36°12'45" West, 36.43 feet to a point; thence South 41°57'20" West, 76.69 feet to a point; thence North 82°31'28" West, 43.58 feet to a point; thence North 45°13'00" West, 46.78 feet to a point; thence North 4°51'03" West, 45.88 feet to a point; thence North 44°14'44" West, 93.99 feet to a point; thence North 11°44'29" East, 65.82 feet to the Point of Beginning.

Assessment Parcel No. 27-190-14.

**PARCEL NO. 2:**

An easement for ingress and egress over the Northeasterly 20 feet of Lot 22, as shown on the map of COUNTRY CLUB ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 17, 1967 for the Benefit of the owners, their successors and assigns as shown in Document recorded August 24, 1987, in Book 887 of Official Records, at Page 2767, Douglas County, Nevada, as Document No. 160746.

The Southwest 6 feet of said Northeasterly 20 feet has been abandoned by document recorded October 28, 1988, in Book 1088 of Official Records, at Page 3963, Douglas County, Nevada, as Document No. 189608.

REQUESTED BY  
STEWART TITLE OF DOUGLAS COUNTY

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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93 APR 26 P3:44

SUZANNE BEAUDREAU  
RECORDER

\$ 700 PAID *K* DEPUTY