

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO.: 100712RM

THIS DEED OF TRUST, made this 19th day of April, 1994, between

RICHARD H. WELZE, Trustee of The Richard Herman Welze Trust, herein called TRUSTOR,

whose address is P.O. Box 81, Genoa, NV 89411 (city) (state) (zip) and

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

R & A INC., a Nevada Corporation, 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:

A.P.N. 17-094-25

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

"This Deed of Trust is given to secure a portion of the purchase price of the herein described property."

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 \$ 300,000.00 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:

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 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 June 6, 1994

personally appeared before me, a Notary Public, Richard H. Welza

Richard H. Welze, Trustee

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

[Signature of Notary Public]



Notary Public

FOR RECORDER'S USE

WHEN RECORDED MAIL TO:

R & A Inc.
P.O. Box 368
Minden, NV 89423

341007

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EXHIBIT "A"

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

ALL OF LOTS 6 AND 6 1/2, IN BLOCK 14 OF GENOA TOWNSITE ACCORDING TO THE OFFICIAL MAP THEREOF OF 1874, ON FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

A PLOT OF GROUND ON EXTREME NORTH SIDE OF LOT 6, TWELVE (12) FEET WIDE AND EXTENDING EASTERLY FROM THE FRONT LOT LINE ON MAIN STREET A DISTANCE OF 77 FEET.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEEDED TO THE STATE OF NEVADA IN DOCUMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 11, 1986, IN BOOK 1286, PAGE 1347, AS DOCUMENT NO. 146514.

**REQUESTED BY
PACIFIC TITLE, INC.**

**IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA**

94 JUL -1 AM 12:23

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**SUZANNE BEAUDREAU
RECORDER**

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