

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 21 day of December, 19 94,

between, **JAMES C. ANDERSON AND SANDRA L. ANDERSON** husband and wife, as Joint Tenants with right of survivorship
herein called **TRUSTOR**

whose address is

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

DONALD J. DOUGHER, Trustee of the **CONNIE S. FORD TRUST OF 1985**, 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. **25-331-04**, more specifically described as follows:

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

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.

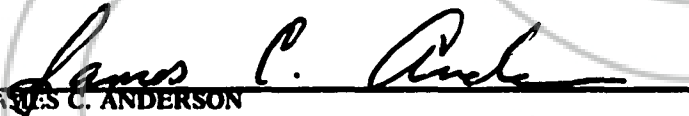
For the purpose of securing (1) payment of the sum of \$ **109,433.98** with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement 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 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 default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.



JAMES C. ANDERSON



SANDRA L. ANDERSON

STATE OF NEVADA
COUNTY OF DOUGLAS

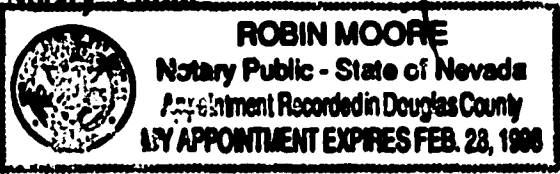
On December 22, 1994

personally appeared before me, a Notary Public
JAMES C. Anderson And
Sandra L. Anderson

who acknowledged that they executed the above instrument.



Notary Public



WHEN RECORDED MAIL TO

Donald J. Dougher
400 Beach Drive
Kooskia, ID 83539

EXHIBIT "A"

DUE ON SALE CLAUSE

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.

DESCRIPTION

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 situated in the Town of Gardnerville County of Douglas, State of Nevada, being a portion of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M. D. B. & M., more particularly described as follows, to wit:

Beginning at a point which bears North 49°28'20" West, a distance of 383.20 feet from the Town Monument at the Southeasterly end of the centerline of Main Street and South 45°06' West, a distance of 30.55 feet from Highway Engineer's Station "B" 7-28.00 P.O.T.; said point of beginning being further described as the most Northerly corner of the land conveyed to Valentin Aja, by instrument recorded October 14, 1953, in Book A-1 of Deeds, Page 556, Douglas County, Nevada, records; thence North 44°59' West, a distance of 90.00 feet to a point; said point being the Southeasterly corner of the land conveyed to Carson Valley Land Co., Inc., a Nevada corporation, by Deed recorded February 28, 1974, in Book 274, Page 849, Document No. 72101, Official Records of Douglas County, Nevada, thence South 45°01' West, a distance of 180.00 feet to a point; thence South 44°59' East, a distance of 90.00 feet to a point; said point being the most Westerly corner of the land conveyed to Valentin Aja; thence along the Northwesterly line of Aja's land, North 45°01' East, a distance of 180.00 feet to the POINT OF BEGINNING.

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'94 DEC 28 P12:18

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BK 1294 PG 4 103

SUZANNE BEAUCREAU
RECORDER
s ⁸⁰⁹ PAID ^{ka} DEPUTY