

American General Finance, Inc.
232 E. Winnie Ln.
Carson City, NV 89706

00-20840-50

REAL PROPERTY TRUST DEED

Beneficiary:
American General Finance, Inc.
232 E. Winnie Ln.
Carson City, NV 89706

Trustee:
American General Finance, Inc.
232 E. Winnie Ln.
Carson City, NV 89706

Date Loan: 2/24/95 Amount Financed: \$ 20,849 Annual Percentage Rate: 13.75 %

By this Deed of Trust, the undersigned (all, if more than one), hereafter "Trustor", for the purpose of securing payment of a Note of even date from William M. Delacruz and Iluminada S. Delacruz, husband and wife as joint tenants Beneficiary above named, and all (Borrowers)

future advances from Beneficiary to Trustor or Borrower, the Maximum Outstanding at any given time not to exceed the Amount Financed stated above, hereby grants, transfers and assigns to the above named Trustee in trust, with power of sale, the following described real estate

together with all improvements thereon situated in Nevada, County of Douglas
Lot 263, of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

AKA 627 Adaline Way Gardnerville, NV 89410

CALL OPTION: We have the option to demand payment in full of your loan on the third anniversary date of the loan date of your loan and annually on each anniversary date thereafter. If we elect to exercise this option, you will be given written notice of the election at least 90 days before payment in full is due. You must pay all monies due on the date stated in the notice. If you fail to pay, we have the right to exercise any remedies permitted under this note or Deed of Trust that secures this loan.

If the Trustor shall fully pay according to its terms the indebtedness hereby secured then this Trust Deed shall become null and void.

Trustor agrees to pay when due all taxes, liens and assessments that may accrue against the above described property and shall maintain fire, extended coverage and vandalism and malicious mischief insurance in such form and amount as may be satisfactory to the Beneficiary in said Beneficiary's favor, and in default thereof Beneficiary may (but is not obligated to do so and without waiving its right to declare a default) effect said insurance in its own name or pay such lien, tax or assessment. The premium tax, lien or assessment paid shall be added to the unpaid balance of the obligation herein and be secured by this Deed of Trust and shall bear interest from the date of payment at the above Annual Percentage Rate.

Should Trustor sell, convey, transfer or dispose of, or further encumber said property, or any part thereof, without the written consent of Beneficiary being first had and obtained, then Beneficiary shall have the right, at its option, to declare all sums secured hereby forthwith due and payable.

Upon default by Trustor in payment of any indebtedness secured hereby or in the performance of any agreement hereunder all sums secured hereby shall immediately become due and payable at the option of Beneficiary and without demand but upon notice to Trustor. In such event and upon written request of Beneficiary, the Trustee shall sell, for lawful money of the United States, the property then subject to this Deed of Trust, as a whole or in separate parcels, at Beneficiary's option, in accordance with the provisions of the laws of the State of Nevada in force at the time of such sale, and if in separate parcels, in such order as Beneficiary may direct, a public auction to the highest bidder for cash in lawful money of the United States, payable at the time of sale. Trustee may postpone the sale of all or any portion of said property by public oral announcement at the time and place of sale, and from time to time thereafter may postpone such sale by public oral announcement at the time fixed by the preceding postponement. Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid; all other sums then secured hereby, and the remainder, if any to the person or persons legally entitled thereto.

Trustor also agrees that in the event of any default in any terms and conditions of any prior trust deed affecting the aforesaid real estate or in the event of any default in any of the terms and conditions of any other trust deed, the lien of which may be or become prior and paramount to the lien of this instrument, then in every such event the Beneficiary may, at its option, declare the indebtedness secured by this instrument due for all purposes, and foreclosure may be had hereunder as in the case of any other default hereunder, or if Beneficiary chooses, Beneficiary may pay such sum or sums as shall be necessary so that the terms and conditions of any trust deed, the lien of which is then prior and paramount to the lien of this instrument may be complied with, which such sums or sum when so paid shall be secured by the lien of this instrument and shall bear interest from the date of such payment or payments at the highest lawful contract rate per annum.

Beneficiary may, without the concurrence of Trustor and/or Trustee, at any time and for any reason, by instrument in writing substitute a successor to any Trustee named herein or acting hereunder, which instrument, when properly acknowledged and recorded in the office of the County Clerk of the County where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee, who shall succeed to all its title, estate, rights, powers and duties.

This Deed inures to the benefit of, and binds all parties hereto, their heirs, legatees, administrators, executors, successors and assigns. THE UNDERSIGNED TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO HIM AT HIS ADDRESS HEREINBEFORE SET FORTH.

Signature of Trustor

William M. Delacruz
Iluminada S. Delacruz

STATE OF NEVADA

On February 24, 1995 before me, the undersigned, a Notary Public

COUNTY OF Carson City

SS. in and for said County and State, personally appeared William M. Delacruz & Iluminada S. Delacruz known to me to be the persons

whose name S subscribed in the within in-

strument, and acknowledged to me that he executed the same.

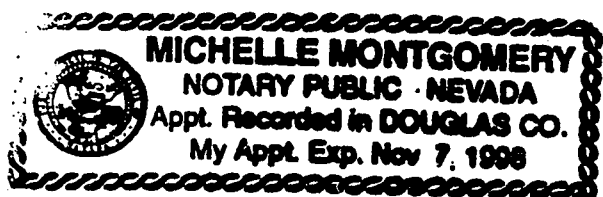
Notary's Signature

Michelle Montgomery

Type or Print Notary's Name Michelle Montgomery

BK0295PG4526

357092



COPY

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

'95 FEB 28 P4:33

LINDA SLATER
RECORDER

\$ *8.00* PAID *kg* DEPUTY

357092
BK 0295 PG 4527