

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 14TH day of June 1995, between

ROBERT W. ZUPCIC AND STEPHANIE ZUPCIC, husband and wife, herein called TRUSTOR, as Joint Tenants

whose address is: 18555 MT. VIEW AVE., LOS GATOS, CA. 95030

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

RUSSEL C PULVER AND LOUISE M. PULVER, husband and wife as Joint Tenants, 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:

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

\*\*\* THIS DOCUMENT IS BEING RE-RECORDED TO ADD THE LEGAL DESCRIPTION\*\*\*

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 \$ 14,000.00 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.

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

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hereinbefore set forth.

Robert W. Zupcic  
ROBERT W. ZUPCIC

Stephanie Zupcic  
STEPHANIE ZUPCIC

STATE OF NEVADA  
COUNTY OF DOUGLAS

)  
) SS.

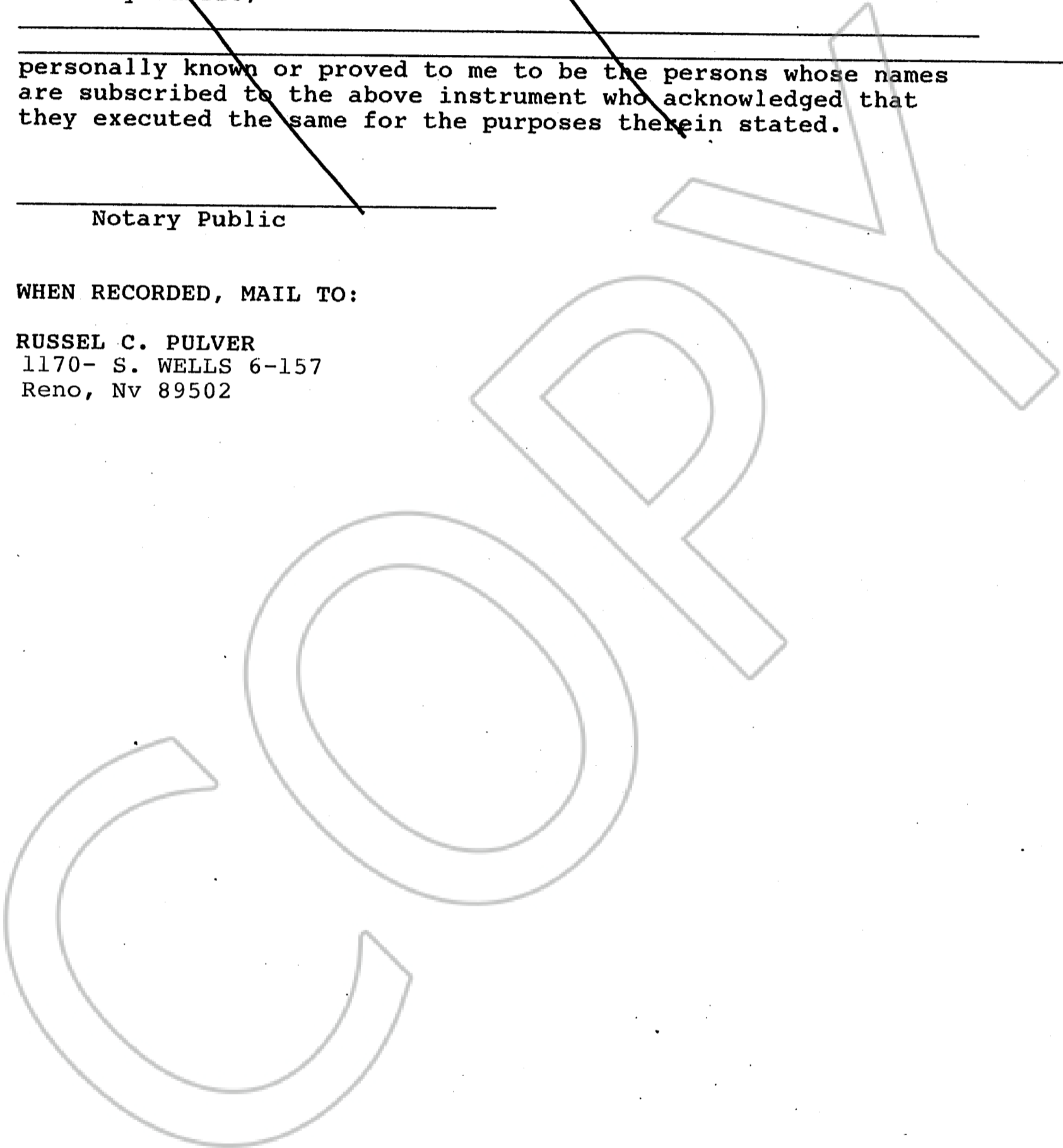
On \_\_\_\_\_, personally appeared before me,  
a Notary Public,

\_\_\_\_\_ personally known or proved to me to be the persons whose names  
are subscribed to the above instrument who acknowledged that  
they executed the same for the purposes therein stated.

\_\_\_\_\_  
Notary Public

WHEN RECORDED, MAIL TO:

RUSSEL C. PULVER  
1170- S. WELLS 6-157  
Reno, Nv 89502



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# ALL-PURPOSE ACKNOWLEDGMENT

State of California )

County of SANTA CLARA )

On 6-20-95 before me, ANTHONY GERACI, Notary Public,  
Date Name and Title of Officer (i.e., Your Name, Notary Public)

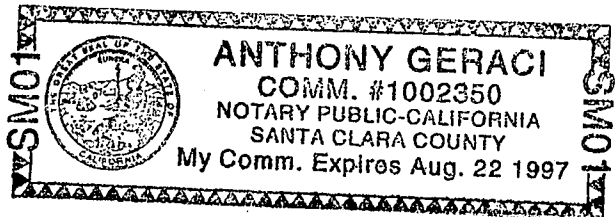
personally appeared ROBERT W. ZUPCIC AND STEPHANIE ZUPCIC,  
Name(s) of Document Signer(s)

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature of Notary



ATTACHED TO:  
SHORT FORM DEED OF TRUST  
AND ASSIGNMENT OF RENTS  
2-PAGES - ORDER # 95081173

(Affix seal in the above blank space)

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COPY

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

'95 JUN 21 P3:23

LINDA SLATER  
RECORDER  
\$ 10<sup>00</sup> PAID *KJ* DEPUTY

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EXHIBIT "A"

The land referred to herein is situated in the State of Nevada County of Douglas, described as follows:

The following describes a parcel of land - lying entirely within Parcel B, as shown on the Official Plat of Topaz Ranch Estates Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 7, Block V, of Topaz Ranch Estates, Unit No. 4, and proceeding thence along the southerly line of said Lot 7, North  $77^{\circ}36'23''$  East, 136.67 feet; thence leaving said line and proceeding South  $17^{\circ}25'09''$  East 184.61 feet to a point on the northerly line of a 60-foot wide roadway; thence along said northerly line, South  $72^{\circ}34'51''$  West 203.28 feet; thence leaving said line and proceeding North  $17^{\circ}25'09''$  West 202.48 feet to a point on the southerly line of Lot 6, Block V, of Topaz Ranch Estates Unit No. 4, thence along said southerly line, North  $77^{\circ}36'23''$  East 67.39 feet to the true point of beginning.

Assessors Parcel No. 37-480-24.

TOGETHER with the following described parcel of land to be used for non-exclusive roadway purposes.

The following described a 60-foot wide roadway - lying entirely within Parcel B, as shown on the official plat of Topaz Ranch Estates Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 1, Block B of Topaz Ranch Estates, Unit No. 4 and proceeding; thence along the easterly side of Albite Road, South  $12^{\circ}23'37''$  East 273.11 feet to the true point of beginning, said point also being the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of  $95^{\circ}01'32''$ , a radius of 20.00 feet through an arc length of 33.17 feet to a point on the northerly line of said 60-foot wide roadway; thence along said northerly line, North  $72^{\circ}34'51''$  East 1,463.88 feet to a point on the westerly line of a roadside park parcel; thence along said westerly line, South  $12^{\circ}23'37''$  East 60.24 feet to a point on the southerly line of said 60-foot wide roadway; thence along said line, South  $72^{\circ}34'51''$  West 1,467.39 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of  $84^{\circ}58'28''$  a radius of 20.00 feet through an arc length of 29.66 feet to a point on the easterly line of Albite Road; thence along said easterly line North  $12^{\circ}23'37''$  West 100.38 feet to the true point of beginning.

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COPY

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

'95 JUL 10 P3:03

LINDA SLATER  
RECORDER

\$ 12.00 PAID K2 DEPUTY

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