

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 8TH day of March 1996, between
 CURTIS A. NELSON, an unmarried man, herein called TRUSTOR,
 whose address is:,

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

JOHN R. BURGMAN, an unmarried man, herein called BENEFICIARY,

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

Lot 3, Block B, of SARATOGA SPRINGS ESTATES, UNIT 1, as shown
 on the Official Map recorded in the Office of the County
 Recorder on June 16, 1990, in Book 690, Page 525, as Document
 No. 227472.

Assessor's parcel No. 21-352-19.

IN THE EVENT TRUSTOR SHALL SELL, CONVEY OR ALIENATE SAID
 PROPERTY, OR ANY PART HEREOF, OR ANY INTEREST THEREIN, OR SHALL
 BE DIVESTED OF THEIR TITLE OR ANY INTEREST THEREIN IN ANY
 MANNER OR WAY, WHETHER VOLUNTARY OR INVOLUNTARY, WITHOUT THE
 WRITTEN CONSENT OF THE BENEFICIARY BEING FIRST HAD AND
 OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT, AT THEIR OPTION, TO
 DECLARE ANY INDEBTEDNESS OR OBLIGATIONS SECURED HEREBY,
 IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN ANY NOTE
 EVIDENCING THE SAME, IMMEDIATELY DUE AND PAYABLE.

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 \$ 141,750.00
 and 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 per-
 formance 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			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 regard-

ing 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 hereinbefore set forth.

Curtis A. Nelson
CURTIS A NELSON

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On March 8, 1996, personally appeared before me,
a Notary Public,
Curtis A. Nelson

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.

L. Hendrick
Notary Public



WHEN RECORDED, MAIL TO:

JOHN R. BURGMAN
P. O. BOX 1643
GARDNERVILLE, NV. 89410

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

'96 MAR -8 P4 53

LINDA SLATER
RECORDER
PAID 2 DEPUTY

382892
BK 0396 PG 1235