

Short Form Deed of Trust and Assignment of Rents

FIRST
 This Deed of Trust, made this 23rd day of September, 1996, between
ROGER S. CAMRAS, a single man,
 _____, herein called TRUSTOR,
 whose address is 10433 Wilshire Boulevard, Suite 104, Los Angeles, CA, 90024,
(NUMBER AND STREET) (CITY) (STATE) (ZIP)
Sterling Escrow, herein called TRUSTEE, and MAX A. BAER, 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 Douglas County, Nevada, described as:
 Lot Thirty-two (32) in Block ~~One (1)~~ ^{Three (3)*}, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION, filed in the Office of the County Recorder of Douglas County, Nevada, on July 5, 1947 as Document No. 5160.

Assessor's Parcel No. 05-174-06.

The Note secured by this Deed of Trust is given as a portion of the purchase price for the above described property.

****SEE ALIENATION (DUE-ON-SALE) PROVISION SET OUT HEREINBELOW.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 360,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or Document No. of Official Records in the Office of the County Recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	DOCUMENT NUMBER	BOOK	PAGE	COUNTY	DOCUMENT NUMBER	BOOK	PAGE	COUNTY	DOCUMENT NUMBER	BOOK	PAGE
Clark	413987	514		Humboldt	116986	3	83	Nye	47157	67	163
Churchill	104132	34 mrgs.	591	Lander	41172	3	758	Ormsby	72637	19	102
Douglas	24495	22	415	Lincoln	41292	0 mtgs.	467	Pershing	57488	28	58
Elko	14831	43	343	Washoe	407205	734	221	Storey	28573	R mtgs.	112
Esmeralda	26291	3H deeds	138-141	Lyon	88486	31 mtgs.	449	White Pine	128126	261	341-344
Eureka	39602	3	283	Mineral	76648	16 mtgs.	534-537				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$ 360,000.00 and with respect to attorneys' fees provided for by covenant 7 the percentage shall be reasonable %.

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.

It is expressly understood and agreed that this Deed of Trust and the promissory note secured hereby shall become due and payable at the option of the Beneficiary if the Payor shall convey away the above-described premises, or if the title thereto shall become vested in any other person or persons in any manner whatsoever.

STATE OF CALIFORNIA
 COUNTY OF Los Angeles } SS.

Roger S. Camras

 ROGER S. CAMRAS

On 9/24/96 (date)
 personally appeared before me, a notary public (or judge or other authorized person, as the case may be,) _____

Roger S. Camras

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

Margit Reszner

 Signature

(NOTARIAL SEAL)



Sterling Escrow
 ESCROW NO. 15679-AD / Accommodation
WITHOUT LIABILITY
 WHEN RECORDED MAIL TO: MAX A. BAER, JR.
3455 South Eastern Avenue, Las Vegas, NV. 89109

* This Document is being re-recorded to reflect the correct Block No. of the real property secured hereby.

REQUESTED BY
Sterling Escrow
 IN OFFICIAL RECORDS OF
 DOUGLAS CO., NEVADA

'96 OCT -1 AM 1:18

LINDA SLATER
 RECORDER
 \$7.00 PAID k2 DEPUTY

397747

BK 1096PG0035

BK 1096PG2305

398664

COPY

REQUESTED BY
Sterling Escrow
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 OCT 14 A10:54

398664

BK 1096 PG 2306

LINDA SLATER
RECORDER
\$ *8.00* PAID *k2* DEPUTY