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WHEN RECORDED MAIL TO:

I L D, a Nevada Corporation  
Post Office Box 4939  
Stateline, NV 89449

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

THIS DEED OF TRUST, made this Twenty-Ninth day of February, 1996, between STEVEN C. BERGER, a Married Man as his sole and separate property, herein called TRUSTOR, whose address is 695 Amy Court, Stateline, NV 89449, and STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, herein called TRUSTEE, and I L D, a Nevada corporation, herein called BENEFICIARY,

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

Lot Twenty-Seven (27) in Block Eight (8), as shown on the Official Map of Kingsbury Estates Unit No. 2, filed for record in the Office of the County Recorder of Douglas County, Nevada, on June 6, 1962, in Book 1 of Maps, as Document No. 20174.

Commonly known as: 695 Amy Court, Stateline, Nevada 89449

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 \$ 365,000.00 and other rights (1) 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 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:

<u>County</u>	<u>Book</u>	<u>Page</u>	<u>Doc. No.</u>
Carson City			000-52876
Churchill			224333
Clark	861226		00857
Douglas	1286	2432	147018
Elko	545	316	223111

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Esmeralda	110	244	109321
Eureka	153	187	106692
Humboldt	223	781	266200
Lander	279	034	137077
Lincoln	73	248	86043
Lyon			0104086
Mineral	112	352	078762
Nye	558	075	173588
Pershing	187	179	151646
Storey	055	555	58904
Washoe	2464	0571	1126264
White Pine	104	531	241215

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) 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.

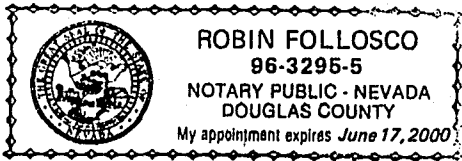
(1) The note which is secured by this Deed of Trust provides that, in addition to the principle sum thereof, the Beneficiary of this Deed of Trust has an interest in the Gross Sales Price realized from the sale of the property which is in excess of the sum of \$365,000.00, and this Deed of Trust secures the Beneficiary's right thereto.

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.

*Steven C. Berger*  
 \_\_\_\_\_  
 STEVEN C. BERGER

STATE OF NEVADA )  
 ) ss.  
 COUNTY OF DOUGLAS )

On the 25<sup>th</sup> day of March <sup>1997</sup> 1996, personally appeared before me, a Notary Public, STEVEN C. BERGER, personally known or proved to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the same for the purposes therein stated.



*Robin Folloso*  
 \_\_\_\_\_  
 Notary Public

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COPY

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'97 MAR 26 P3:29

LINDA SLATER  
RECORDER

\$ 9.00 PAID KJ DEPUTY

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