

**DEED OF TRUST WITH ASSIGNMENT OF RENTS**

THIS DEED OF TRUST, made this 18th day of April, 1997, by and \_\_\_\_\_ between  
Melvin Jackson, an unmarried man \_\_\_\_\_, TRUSTOR,

whose address is 990 Tillman Lane, Gardnerville, NV 89410  
(Number and Street) (City) (State/Zip)

FIRST AMERICAN TITLE COMPANY, a Nevada Corporation TRUSTEE, and  
JOHN M. MANGANO and ELIZABETH J. MANGANO, husband and wife as Joint Tenants , BENEFICIARY,

WITNESSETH: That Trustor grants to trustee in trust, with power of sale, that property in the

, County of Douglas , State of NEVADA described as:

SEE ATTACHED LEGAL DESCRIPTION AND BY THIS REFERENCE IS MADE A PART HEREOF

SEE ATTACHED EXHIBIT "A" FOR RELEASE PROVISIONS AND BY THIS REFERENCE IS MADE A PART HEREOF.

IF ALL OR ANY PART OF THE PROPERTY DESCRIBED HEREIN, OR AN INTEREST THEREIN, IS SOLD OR TRANSFERRED BY TRUSTOR WITHOUT BENEFICIARY'S PRIOR WRITTEN CONSENT, BENEFICIARY MAY, AT BENEFICIARY'S OPTION, DECLARE ALL SUMS SECURED BY THIS DEED OF TRUST TO BE IMMEDIATELY DUE AND PAYABLE. BENEFICIARY SHALL HAVE WAIVED SUCH OPTION TO ACCELERATE IF, PRIOR TO THE SALE OR TRANSFER, BENEFICIARY AND THE PERSON(S) TO WHOM THE PROPERTY IS TO BE SOLD OR TRANSFERRED REACH AGREEMENT IN WRITING THAT THE CREDIT OF SUCH PERSON(S) IS SATISFACTORY TO BENEFICIARY.

Together with the rents, issues and profits thereof, subject, however, to the 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 \$ 200,000.00 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 on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
Churchill	39 Mortgages	363	115384	Lincoln			45902
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050	Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Emerald	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941	Pershing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R.E. Records	258	

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, 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 therefor does not exceed a reasonable amount.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him as his address above set forth.

STATE OF NEVADA  
County of Carson City

) Signature of Trustor  
) ss. Melvin Jackson  
) Melvin Jackson

On April 18th, 1997

personally appeared before me, a Notary Public,  
Melvin Jackson

who acknowledged that he executed the above instrument.

E. Jane Mulcahy Notary Public



When Recorded Mail To:  
Western Title Company  
1626 Hwy 395  
Minden, NV 89423

FOR RECORDER'S USE

0410866  
BK0497PG2899

EXHIBIT "A"

Should the Buyer subdivide subject property, Beneficiaries herein agree to release or cause to be released from the lien of this encumbrance, property in the following proportions:

\$120,000.00 for home on one acre and \$10,000.00 for each lot, based on eight (8) lots.

Payments shall be credited first, to the interest then due; and the remainder to the principal sum; and interest shall thereupon cease upon the amount so paid on said principal sum.

COOPY

0410866

BK0497PG2900

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., that is described as follows:

Parcel 1

Commencing at the South 1/4 corner of said Section 9, thence North 89°58'30" West a distance of 362.19 feet to the true point of beginning; thence continuing South 89°58'30" West a distance of 440.77 feet; thence North 40°16' East a distance of 96.10 feet; thence North 47°14' East a distance of 294.30 feet; thence North 52°33' East a distance of 25.66 feet; thence South 89°58'30" East a distance of 146.00 feet; thence South 0°45' West a distance of 289.00 feet to the point of beginning.

Parcel 2

Beginning at the South 1/4 corner of said Section 9; thence North 89°58'30" West a distance of 362.19 feet; thence North 0°45' East a distance of 240.54 feet; thence South 89°58'30" East a distance of 362.19 feet; thence South 0°45' West a distance of 240.54 feet to the point of beginning.

Excepting therefrom oil, gas and mineral rights lying 500 feet below the surface of said land as reserved by William Lynn McGill, et ux, in Document recorded January 15, 1969 in Book 64, Page 423 as Document No. 43436.

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

'97 APR 18 P3:27

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LINDA SLATER  
RECORDER  
\$9.00 PAID DEPUTY