

Order No. _____

Escrow No. _____

When Recorded Mail To: KAREN L. WINTERS
PO BOX 1987
MINDEN, NV 89423

Space above this line for recorder's use

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made

between

DONALD A. TOUSSAU

, TRUSTOR,

whose address is 1376 Foothill Road, Gardnerville, Nevada, 89410,

(Number and Street) (City) (State)

FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation,

TRUSTEE, and

KAREN L. WINTERS, as to an undivided 1/2 interest, and RICHARD W. SEARS, as to an undivided 1/2 interest

BENEFICIARIES

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

area, County of Douglas, State of NEVADA described as:

Please see Exhibit A attached hereto and made a part hereof.

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 \$40,000.00 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
Esmeralda	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 at his address above set forth.

STATE OF NEVADA)
) ss.
County of DOUGLAS)

Signature of Trustor

Donald A. Toussau
DONALD A. TOUSSAU

On JULY 29, 1997
personally appeared before me, a Notary Public,
DONALD A. TOUSSAU



who acknowledged that he executed the above instrument.
Stephanie Thompson Notary Public

0418804

BK0897PG0928

EXHIBIT "A"

TOUSSAU
REMAINDER PARCEL
LOT LINE ADJUSTMENT
LEGAL DESCRIPTION

A parcel of land located within the Northeast one-quarter of Section 4, and the Northwest one-quarter of Section 3, both in Township 12 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Northerly line of said Section 4, said point bears N. 89°55'14" W., 600.44 feet from the Northeast corner of said Section 4, being a G.L.O. brass cap;
thence S. 00°04'46" W., 450.00 feet;
thence S. 10°03'39" W., 483.42 feet;
thence N. 86°58'42" E., 430.00 feet;
thence N. 71°15'56" E., 518.00 feet to a point on the Westerly right-of-way line of Foothill Road as recorded in Book Z of Deeds, Page 543, of the Douglas County Recorder's Office;
thence S. 18°44'04" E., along said Westerly right-of-way line, 617.75 feet to the Northeast corner of Parcel C as shown on the Murray G. Alstott and James C. Dykes Parcel Map Document No. 14673 of the Douglas County Recorder's Office;
thence N. 89°52'22" W., along the North line of Parcel C and Parcel B of said Parcel Map, 436.31 feet to the Northwest corner of said Parcel B;
thence S. 00°09'00" W., along the West line of Parcel B and Parcel A of said Parcel Map, 1059.73 feet to the Southwest corner of the Toussau Parcel as recorded on Document No. 81388 of the Douglas County Recorder's Office;
thence S. 89°47'04" W., along the South line of said Toussau Parcel, 685.18 feet to a point on the Easterly right-of-way line of State Route 207 (Kingsbury Grade);
thence along said Easterly right-of-way line the following 8 courses:

- 1) 806.21 feet along the arc of a curve to the right having a central angle of 41°07'14" and a radius of 1123.34 feet, (chord bears N. 19°27'36" W., 789.02 feet);
- 2) N. 01°06'01" E., 345.43 feet;
- 3) S. 89°02'06" E., 75.00 feet;
- 4) 249.17 feet along the arc of a curve to the left having a central angle of 14°09'15" and a radius of 1008.62 feet, (chord bears N. 06°06'43" W., 248.53 feet);
- 5) N. 13°11'20" W., 215.02 feet;
- 6) 315.69 feet along the arc of a curve to the right having a central angle of 23°45'28" and a radius of 761.34 feet, (chord bears N. 01°18'36" W., 313.43 feet);
- 7) N. 10°34'08" E., 300.25 feet;
- 8) 231.88 feet along the arc of a curve to the left having a central angle of 11°33'10" and a radius of 1150.00 feet, (chord bears N. 04°47'33" E., 231.48 feet), to a point on said Northerly line of Section 4;

thence S. 89°55'14" E., along said Northerly line, 280.48 feet to the POINT OF BEGINNING.

Containing 41.160 acres more or less.

The basis of bearing for the above description is the East line of the Northeast one-quarter of said Section 4, (N. 0°09'00" E.) per Record of Survey Map, Doc # 60761.

REQUESTED BY
Karen L Winters
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'97 AUG -6 P12:18

LINDA SLATER
RECORDER
\$ *8.00* PAID *K2* DEPUTY

0418804

BK0897PG0929