

DEED OF TRUST

THIS DEED OF TRUST is made this 10th day of March, 1998, between KENNETH E. BERRINGER and MARION M. BERRINGER, herein collectively called "Trustor," whose address is 1137 Ramblewood Way, San Mateo, California 94403; STEWART TITLE OF NORTHERN NEVADA, herein called "Trustee"; and GAIL E. BERRINGER, herein called "Beneficiary."

WITNESSETH: That Trustor IRREVOCABLY GRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of Douglas, State of Nevada, described as:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Commonly known as: 191 Lakeshore Boulevard, No. 65, Zephyr Cove, Nevada

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 (1) Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of Eight-Six Thousand and NO/100 Dollars, (\$86,000.00), executed by Trustor in favor of Beneficiary, or order; and (3) Payment of such additional sums, with interest thereon, as may hereafter be loaned to Trustor, or her 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, Trustor agrees that: (1) by the execution of this Deed of Trust, all of the agreements, terms and provisions contained in subdivisions A and B of the fictitious Deed of Trust recorded on January 30, 1968, as Document No. 40050, in Book 57 of Official Records, page 115, in the office of the County Recorder of Douglas County, Nevada, are each and all hereby incorporated herein by reference and made a part hereof as fully as though set forth herein at length; (2) Trustor will observe and perform each and all of said provisions; and (3) 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 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.

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO)

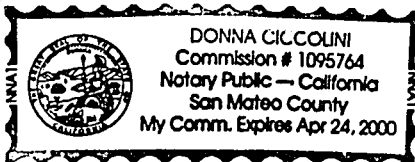
Signature of Trustor

Kenneth E. Berringer
KENNETH E. BERRINGER

Marion M. Berringer
MARION M. BERRINGER

On March 10, 1998, before me, the undersigned, a Notary Public, personally appeared KENNETH E. BERRINGER and MARION M. BERRINGER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument. WITNESS my hand and official seal.

Donna Ciccolini



RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: CARR, McCLELLAN, INGERSOLL, THOMPSON & HORN Professional Corporation James R. Cody, Esq. P.O. Box 513 Burlingame, CA 94011

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EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of Douglas, Town of Zephyr Cove described as follows:

PARCEL NO. 1

Lot 65, as shown on the official plat of PINEWILD UNIT NO. 2, a Condominium, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973, as Document No. 69660.

Assessor's Parcel No. 5-212-14

PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility service, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions, and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3 above.

8179.99/PR95848.1

REQUESTED BY
James Cody
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 MAR 13 A11:55

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