

91332-MA
DO 24629-70

Deed of Trust

THIS DEED OF TRUST, made this 20 day of JANUARY, 19 99 between JOYCE BEAN, A WIDOW, hereafter called "Trustor," whose address is 845 MAHOGANY DR. MINDEN, NEVADA 89423, Nevada 89423;

BENEFICIAL MANAGEMENT CORPORATION OF AMERICA, a Delaware corporation qualified to do business in Nevada, hereafter called "Trustee;" and BENEFICIAL MORTGAGE CO. OF NEVADA, a Delaware corporation qualified to do business in Nevada and conducting business in Nevada at 554 EAST PRATER WAY SPARKS, NEVADA 89431, hereafter called "Beneficiary,"

WITNESSETH that Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in DOUGLAS County, Nevada, hereafter referred to as the "Property" and described as:

LOT 10, IN BLOCK I, AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 5, 1979 IN BOOK 1079, PAGE 440, DOCUMENT NO. 37417, AND CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980 IN BOOK 780, PAGE 783.

TOGETHER WITH the rents, issues and profits of the Property SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated by reference into this Deed of Trust to collect and apply such rents, issues and profits.

For the purpose of securing:

- (A) Performance of each agreement and covenant of Trustor either incorporated by reference or contained in this Deed of Trust.
(B) Payment of the indebtedness evidenced by a promissory Note or Loan Agreement ("Note/Agreement") of even date herewith in the [X] ACTUAL AMOUNT OF LOAN of \$ 36,459.00 executed by Trustor in favor of Beneficiary.
(C) Payment of such further sums as the Trustor, while the record owner of the Property, may borrow from Beneficiary, when such further sums are evidenced by another note providing for the same terms and conditions as are set forth in the original Note/Agreement and that other instrument is secured by this Deed of Trust.

If one of the Trustors dies while this loan is outstanding, Beneficiary, at its option, may declare the unpaid balance of the Actual Amount of Loan to be at once due and payable.

If Trustor voluntarily shall convey or sell all or part of the Property or shall be divested of title in any manner or way, any indebtedness secured by this Deed of Trust, irrespective of the maturity date expressed in any note, at the option of Beneficiary and without demand but upon notice, shall become due and payable immediately.

Beneficiary adopts the covenants in said Section 107.030, Nevada Revised Statutes, and makes them part of this Deed of Trust by this reference, as follows: Numbers 1, 2 (maximum insurable value), 3, 4 (10%), 5, 6, 7, 8 and 9.

All the provisions of this Deed of Trust shall bind the heirs, executors, successors and assigns of all the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

IN WITNESS WHEREOF, Trustor has executed these presents the day and year first above written.

Joyce Bean
JOYCE BEAN

STATE OF NEVADA)
COUNTY OF WASHOE) ss.:

On this 20TH day of JANUARY, 19 99, before me, BRIAN A. WILLIAMS a Notary Public in and for said County, personally appeared JOYCE BEAN

known to me to be the person whose name subscribed to the foregoing instrument and acknowledged that he executed the same.

FOR RECORDER'S USE

Document No.
Filed at request of
on , 19 at
o'clock M. in Book of
records of County, Nevada.
Fee: \$

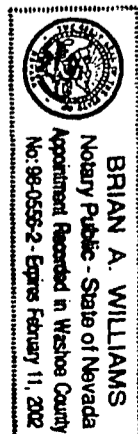
County Recorder
By: Deputy

Witness my hand and official seal
NOTARY PUBLIC in and for said County and State
My commission expires FEBRUARY 11, 2002

FIRST CENTENNIAL TITLE CO.
IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

'99 JAN 22 P2:47

LINDA SLATER
RECORDER
PAID DEPUTY



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