

Order No. _____

Escrow No. 1999-09725KB

When Recorded Mail To:

Mr. & Mrs. Harvey Garrett
1830 Colt Gardnerville, NV 89410

Space above this line for recorder's use

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made between
 LEE T. HIGGINSON, II AND DEBRA L. HIGGINSON, husband and wife as joint tenants, TRUSTOR,
 whose address is 1335 Riverview Drive Gardnerville, NV 89410 (Number and Street) (City) (State),
 FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, TRUSTEE, and
 HARVEY GARRETT AND FRED A GARRETT, 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 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 \$ **61,750.00 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
Esméralda	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.

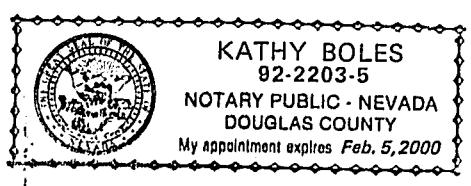
STATE OF NEVADA)
) ss.
County of Douglas)

On March 17, 1999
personally appeared before me, a Notary Public,
Lee T. Higginson, II and
Debra L. Higginson

Signature of Trustor
Lee T. Higginson, II
LEE T. HIGGINSON, II
Debra L. Higginson
DEBRA L. HIGGINSON

who acknowledged that he executed the above instrument
[Signature]
Notary Public

0463572
Notary Public



BK0399PG4208

Exhibit "A"

DESCRIPTION

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

A portion of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter (Northwest $\frac{1}{4}$ Southwest $\frac{1}{4}$ Southeast $\frac{1}{4}$) of Section 29, Township 13 North, Range 21 East M.D.B.&M., further described as follows:

PARCEL 1, as set forth on Parcel Map for Leonard Weissman, et ux, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on January 10, 1990 in Book 190, Page 1663, as Document No. 217916.

APN 23-150-36

COPY

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 MAR 18 P3:14

0463572
BK 0399PG4209

LINDA SLATER
RECORDER
\$ 8.00 PAID *K2* DEPUTY