

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 6 day of AUGUST, 1999,

between JOSEPH L. MORRISON AND DOROTHY A. MORRISON, HUSBAND AND WIFE AS JOINT TENANTS herein called TRUSTOR whose address is 1406 LINCOLN BLVD. TRACY, CA. 95376

and MARQUIS TITLE & ESCROW, INC., a Nevada Corporation, herein called TRUSTEE, and

DONALD JAMES TYLER, TRUSTEE U/T/A DATED 12/8/92 DONALD JAMES TYLER 1992 FAMILY TRUST AND MICHAEL BRAY AND JUDITH BRAY, HUSBAND AND WIFE, ALL AS JOINT TENANTS, herein called BENEFICIARY.

WITNESSETH: That Trustor irrevocable grants, transfers and assigns to Trustee in trust, with power of sale, that property in DOUGLAS, State of Nevada, being Assessment Parcel No. 1220-12-210-029, more specifically described as follows:

SEE ATTACHED EXHIBIT 'A'

DUE ON SALE

IN THE EVENT THE TRUSTOR SELLS, CONVEYS OR ALIENATES THE WITHIN DESCRIBED REAL PROPERTY; OR CONTRACTS TO SELL, CONVEY OR ALIENATE; OR IS DIVESTED OF TITLE IN ANY OTHER MANNER WITHOUT THE APPROVAL OF AN ASSUMPTION OF THIS OBLIGATION BY THE BENEFICIARY BEING FIRST OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT TO DECLARE THE UNPAID BALANCE DUE AND PAYABLE IN FULL, IRRESPECTIVE OF THE MATURITY DATE EXPRESSED ON THE NOTE SECURED HEREBY.

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 \$ 249,060.00 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 evidence 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, in the book and at the page thereof, or under the document file number, noted below opposite the name of such county, namely:

Table with 8 columns: COUNTY, BOOK, PAGE, DOC NO., COUNTY, BOOK, PAGE, DOC NO. listing various counties and their corresponding deed information.

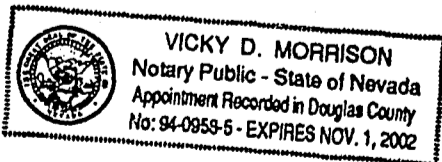
shall inure to and bind the parties hereto with respect to the property above described. Said agreement, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a 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 Beneficiary or the collection agent appointed by him may charge a fee of not to exceed \$15.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

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 hereinbefore set forth.

Signature of Joseph L. Morrison, JOSEPH L. MORRISON

Signature of Dorothy A. Morrison, DOROTHY A. MORRISON

STATE OF NEVADA COUNTY OF Douglas



On September 1, 1999 personally appeared before me, a Notary Public JOSEPH L. MORRISON AND

DOROTHY A. MORRISON who acknowledged that they executed the above instrument.

Signature of Notary Public

WHEN RECORDED MAIL TO

DONALD JAMES TYLER/MR. & MRS. BRAY P.O. BOX 2436 MINDEN, NEVADA 89423

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Exhibit "A"

A parcel of land located within a portion of Section 12, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southeast corner of Parcel 4C as shown on that Parcel Map, LDA 98-081 for Alton A. and Susan L. Anker and Harry and Billie Tedsen and recorded in Book 499 at Page 2748 as Document No. 465700, Douglas County Recorder's Office, the Point of Beginning;

thence North $89^{\circ} 54' 09''$ West, 344.55 feet;
thence North $13^{\circ} 30' 49''$ East, 121.50 feet;
thence North $24^{\circ} 32' 16''$ East, 255.77 feet;
thence South $67^{\circ} 27' 15''$ East, 186.76 feet;
thence South $09^{\circ} 27' 21''$ East 126.29 feet;
thence along the arc of a curve to the right having a delta angle of $06^{\circ} 37' 46''$;
radius of 1350.00 feet an arc length of 156.20 feet to the Point of Beginning.

Said Parcel further shown as adjusted parcel 4C on Record of Survey recorded July 21, 1999, as Document No. 427909.

Assessor's Parcel No. 1220-12-210-029.

REQUESTED BY
MARQUIS TITLE & ESCROW, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 SEP -2 AM 9: 51

LINDA SLATER
RECORDER

S.L. PAID *A* DEPUTY

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