

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this EIGHTH day of MARCH, 2000 APN 41-150-02, between

GENE SELZNICK, AN UNMARRIED MAN, herein called TRUSTOR, whose address is 758 Milky Way Court B, Stateline Nevada (number and street) (city) (zone) (state)

Ticor Title Insurance Company, a California corporation, herein called TRUSTEE, and MAX BAER, AN UNMARRIED MAN

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in DOUGLAS County, Nevada, described as:

Unit B, as set forth on the Condominium Map of Lot 10 of Second Amended Map of Tahoe Village Unit No. 2, recorded February 2, 1979, as Document No. 29640, Official Records of Douglas County, State of Nevada. Assessors Parcel No. 41-150-02. TOGETHER with an undivided 1/8th interest in and to that portion designated as Common Area as set forth on Condominium Map of Lot 10 of Second Amended Map of Tahoe Village No. 2, recorded February 2, 1979 as Document No. 29640, Official Records of Douglas County, state of Nevada.

In the event of a sale or transfer of the above described Real Property by Trustor, prior to the maturity date of note the entire amount of unpaid principal of note, plus the accrued interest shall become due and payable.

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 promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 60,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the master form deed of trust recorded April 6, 1977 in the Book and at the page, or document No. of Official Records and Real Estate Records in the Office of the county recorder of the county where said property is located, noted below opposite the name of such County, viz:

Table with columns: COUNTY, DOCUMENT No., BOOK, PAGE, COUNTY, DOCUMENT No., BOOK, PAGE, COUNTY, DOCUMENT No., BOOK, PAGE. Lists various counties and their corresponding document details.

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that 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 NEVADA// CALIFORNIA } SS. COUNTY OF LOS ANGELES }

Gene Selznick (Signature) Gene Selznick

On March, 22, 2000 personally appeared before me, a Notary Public,

GENE SELZNICK //

who acknowledged that he executed the above instrument.

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

Signature Gwen Rutkowski (Notary Public)



Title Order No. 99051353 / 99011530 Escrow or Loan No. 8628-A

SPACE BELOW THIS LINE FOR RECORDER'S USE

THIS FORM COMPLIMENTS OF TICOR TITLE INSURANCE STEWART TITLE OF Douglas City WHEN RECORDED MAIL TO

NAME Max Baer, STREET ADDRESS 3456 Pueblo Way Las Vegas, Nevada 89109 CITY & STATE

0488749 BK0300PG5347

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

} ss.

On March 22, 2000

Date

, before me,

GWEN RUTKOWSKI

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

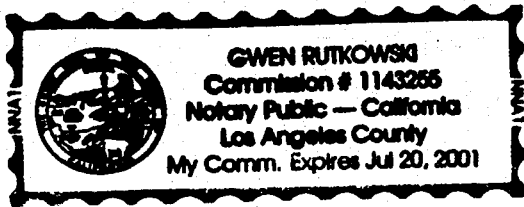
GENE SELZNICK

Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Gwen Rutkowski  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: DEED OF TRUST

Document Date: MARCH 8, 2000

Number of Pages: 2

Signer(s) Other Than Named Above: n/a

### Capacity(ies) Claimed by Signer

Signer's Name: n/a

Individual

Corporate Officer — Title(s): n/a

Partner —  Limited  General

Attorney in Fact

Trustee

Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

0488749

BK0300PG5348

COPY

REQUESTED BY  
**STEWART TITLE of DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 MAR 29 AM 10: 59

LINDA SLATER  
RECORDER

\$ 9.00 PAID Kz DEPUTY

0488749

BK0300PG5349