

When Recorded, Mail to:  
Farmersbanc Building Company  
Brooke & Shaw, LLP  
Post Office Box 2860  
Minden, Nevada 89423

R.P.T.T. Exempt

A.P.N. No. 1320-31-501-009

**INDIVIDUAL DEED OF TRUST  
WITH ASSIGNMENT OF RENTS**

THIS DEED OF TRUST is made this 5th day of JUNE, 2000, between CLAUDE SALAZAR, herein called TRUSTOR, whose address is 1668 Mackland Avenue, Minden, Nevada 89423 and STEWART TITLE COMPANY, herein called TRUSTEE, and FARMERSBANC BUILDING COMPANY, herein called Beneficiary, whose address is 1590 Fourth Street, Minden, Nevada 89423.

WITNESSETH:

WHEREAS, Trustor is indebted to Beneficiary in the initial sum of TWELVE THOUSAND, FOUR HUNDRED, NINETY FIVE AND 24/100 DOLLARS (\$12,495.24) in lawful money of the United States, and has agreed to pay the same with interest at the rate of ten percent (10%) per annum on the principal balance in like lawful money, according to the terms of the Promissory Note of even date herewith, executed and delivered by the Trustors to the Beneficiary, which Promissory Note is incorporated by reference herein and made a part hereof.

NOW, THEREFORE, Trustor in consideration of the foregoing and for the purposes of securing all the covenants and conditions of said Promissory Note, and of this Deed of Trust, has granted, bargained, sold, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, convey, and confirm unto Trustee, its successors and assigns, all of their undivided interest in that certain real property situate in County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said premises, together with all the improvements, tenements, hereditaments, and appurtenances thereto belonging, unto the Trustee, and to its successors and assigns, subject only

to existing encumbrances of record.

IN AND UPON THE USES AND TRUSTS, HEREINAFTER DECLARED, that is to say:

1. To permit the Trustor, its successors and assigns to possess and enjoy said described premises, and to receive the issues and profits thereof until default be made in the payment of any manner of indebtedness hereby secured or in the performance of any of the covenants herein provided; and upon the full payment of said Note and of any extensions or renewals thereof, and the interest thereon, and all moneys advanced or expended, as herein provided, and all other proper costs, charges, commissions, half-commissions, and expenses, to obtain the release and reconveyance in fee unto and at the cost of the Trustor, its successors and assigns, the said described lands and premises.

2. That the Trustor will pay all ground rents, taxes, assessments, water rates, insurance and other governmental or municipal charges, fines or impositions, for which provision has not been made hereinbefore, and in default thereof Beneficiary may pay the same.

3. That if the premises covered hereby, or any part thereof, shall be damaged by fire or other hazard against which insurance is held as herein provided, the amount paid by any insurance company by reason of such damages, pursuant to such contract of insurance, to the extent of the indebtedness upon the Note secured hereby remaining unpaid, is hereby assigned by Trustor to Beneficiary.

4. That Trustor will keep the said premises in as good order and condition as they are now and will not commit or permit any waste of the said premises, reasonable wear and tear excepted.

5. That if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds and the consideration for such acquisition to the extent of the full amount of indebtedness upon this Deed of Trust and the Note secured hereby remaining unpaid, are hereby assigned by Trustor to Beneficiary to be applied by it account of the unpaid balance of such indebtedness.

6. The following covenants, Nos. 1, 2 (amount of insurance shall be \$150,000.00), 3, 4 (interest 15%), 5, 6, 7 (counsel fees 10%), 8 and 9 of Nevada Revised Statutes Chapter 107.030, are hereby adopted and made a

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part of this Deed of Trust.

7. The covenants and conditions herein contained shall inure to the benefit of and bind the heirs, personal representatives, successors and assigns of the parties hereto.

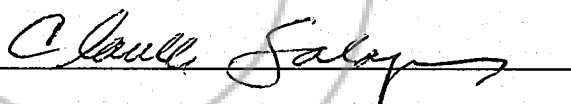
8. The Trusts created herein are irrevocable.

9. Trustor requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to Trustor at Trustors' address set forth below.

10. This Deed of Trust secures the payment of all expenses attendant to a Lease Agreement entered into by and between the Trustor and Beneficiary, as evidenced by the Promissory Note, which indebtedness includes rental expense, utilities, common area, maintenance obligations, interest on the unpaid balance and any other costs or expenses of collection, as such amounts may be extended by Beneficiaries. However, neither this Deed of Trust nor the Promissory Note underlying it imply that Trustor has any rights to stay in the leased premises other than those granted by the Lease and Nevada State Law, and their failure to pay all rent and other indebtedness when due may serve as grounds for termination of the Lease, but not termination of the obligation.

IN WITNESS WHEREOF, Trustor has hereunto caused the execution of this Deed of Trust the day and year set forth above.

SIGNATURE OF TRUSTOR

CLAUDE SALAZAR: 

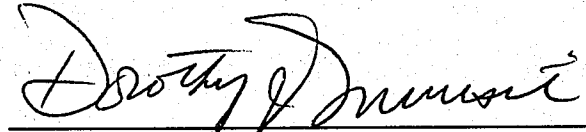
Address:

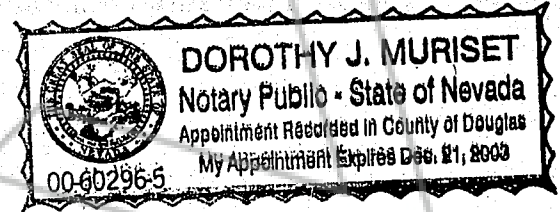
1668 Mackland Avenue  
Minden, Nevada 89423

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On 5 JUNE, 2000, personally appeared before me, a notary public, CLAUDE

SALAZAR, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

  
\_\_\_\_\_  
Notary Public



C O P Y

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*EXHIBIT A*  
**LEGAL DESCRIPTION**  
*SALAZAR*

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

Being a portion of Lot 7, Block B as said lot and block are set forth on the official plat of MACKLAND SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on December 4, 1980, in Book 1280, page 475, as Document No. 51372, being further described as follows:

A parcel of land located within a portion of Sections 30 and 31, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Lot 7, Block "B" as shown on the official plat of Mackland Subdivision and recorded in Book 1280, on page 475, as Document No. 51372, Douglas County, Nevada Recorder's Office, the POINT OF BEGINNING: thence North 00@53'30" East, 83.25 feet, thence South 89@66'30" East, 120.00 feet thence South 00@53'30" West, 63.25 feet, thence along the arc of a curve to the right, having a delta angle of 98@00'00", radius of 20.00 feet and an arc length of 31.42 feet, thence North 89@06'30" West, 100.00 feet to the POINT OF BEGINNING.

Said parcel being commonly known as adjusted Lot 7, Block B, of said MACKLAND SUBDIVISION.

Reserving thence from all existing water rights.

Assessors Parcel No. 1320-31-501-009

REQUESTED BY  
*Brooke + Shaw LLP*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 JUN 12 AM 11:05

LINDA SLATER  
RECORDER

\$11.00 PAID *KJ* DEPUTY

SCHEDULE A

**0493843**

CLTA PRELIMINARY REPORT

(7/88)

**BK 0600 PG 2370**

**STEWART TITLE**

Guaranty Company