

DEED OF TRUST AND ASSIGNMENT OF RENTS

When recorded, mail to: ~~Citibank, P.O. Box 790147, MS 747, St. Louis, MO 63179~~

T# 133207
WHEN RECORDED MAIL TO:
EXPRESSCLOSE.COM
935 E 53RD ST.
DAVENPORT, IA 52807
563-445-5555

BENEFICIARY: CITIBANK (NEVADA), N.A.
% 15851 CLAYTON ROAD, MS 760, BALLWIN, MO 63011

TRUSTOR(S): "Mail Tax Statements To:"
JAMES L. CORBETT, III
LYNEANNE L. CORBETT
HUSBAND AND WIFE, ALL AS JOINT TENANTS

1931 SHEEP CAMP ROAD
GARDNERVILLE, NV 89410

ACCOUNT NO.: 329654693
LOAN DATE: 07/26/2001
AMOUNT OF LOAN: \$50,000.00

TRUSTEE: AMERICAN TITLE INSURANCE CO.

THIS DEED OF TRUST SECURES A NOTE [] WITH [X] WITHOUT A DEMAND FEATURE

Your signature here signifies that you have read all the terms of this agreement, including those terms listed below.

James L. Corbett III 07/26/2001
Trutor: JAMES L. CORBETT, III
 Married Unmarried

Lyneanne L. Corbett 07/26/2001
Trutor: LYNEANNE L. CORBETT
 Married Unmarried

Trutor: Married Unmarried

Trutor: Married Unmarried

Married Unmarried

Married Unmarried

STATE OF NEVADA } SS.
COUNTY OF DOUGLAS

On 07/26/2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES L. CORBETT, III and LYNEANNE L. CORBETT ^{Husband & Wife} known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he executed the same.

Jacqueline Lee Jordan
Notary Signature

JACQUELINE LEE JORDAN
Type or Print Notary's Name



By this Deed of Trust, the above signed (all, if more than one), hereafter "Trutor," for the purpose of securing payment of a Promissory Note of even date from Trutor to Beneficiary above named, the Maximum Outstanding at any given time not to exceed the Amount of Loan stated above, hereby grants, transfers and assigns to the above named Trustee in trust, with power to sell, the following described real estate together with all improvements thereon situated in Nevada, County of DOUGLAS.

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

If the Trutor shall fully pay according to its terms the indebtedness as hereby secured then this Trust Deed shall become null and void.

Trutor agrees to pay when due all taxes, liens and assessments that may accrue against the above described property and shall maintain insurance in such form and amount as may be satisfactory to the Beneficiary in said Beneficiary's favor, and in default thereof Beneficiary may (but is not obligated to do so and without waiving its right to declare a default) effect said insurance in its own name or pay such lien, tax or assessment. The premium tax, lien or assessment paid shall be added to the unpaid balance of the obligation herein and be secured by this Deed of Trust and shall bear interest from the date of payment at the above Annual Percentage Rate.

Upon any sale or transfer of the above-described property by Trutor, with or without the written consent of Beneficiary, Beneficiary may, at its option, charge a transfer fee equal to one percent of the then-outstanding Note balance. In addition, should Trutor sell, convey, transfer or dispose of, or further encumber said property or any part thereof, without the written consent of Beneficiary being first had and obtained, the Beneficiary shall have the right, at its option, to declare all sums secured hereby forthwith due and payable. Beneficiary shall have waived such option to charge a transfer fee and/or to accelerate if, prior to the sale or transfer, Beneficiary and the person to whom said property is to be sold or transferred ("Trutor's Successor") reach agreement in writing that Trutor's Successor shall assume Trutor's obligations under the Note secured by this Deed of Trust, that the credit of Trutor's Successor is satisfactory to Beneficiary, and that the interest payable on the sums secured by this Deed of Trust shall be at such rate as Beneficiary shall request. In the event such an assumption takes place, Beneficiary may, at its option, collect from Trutor or Trutor's Successor an assumption fee equal to one percent of the then-outstanding Note balance.

0534862

Deed of Trust and Assignment of Rents, continued

As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power, and authority to collect the income from the real estate described above, together with all improvements thereon, hereafter "Property Income," reserving to Trustor the right, prior to any default by Trustor in payment of any indebtedness secured by this Deed of Trust or in performance of any agreement hereunder, to collect and retain such Property Income as it becomes due and payable. Upon any such default, Beneficiary may at any time, without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness secured hereby, enter upon and take possession of said real estate and improvements or any part thereof, in his own name sue for or otherwise collect such Property Income, including the past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said real estate and improvements, the collection of such Property Income, and the application thereof as aforesaid, shall not cure or waive any default or notice of Trustee's sale hereunder or invalidate any act done pursuant to such notice.

Upon default by Trustor in payment of any indebtedness secured hereby or in the performance of any agreement hereunder all sums secured hereby shall immediately become due and payable at the option of Beneficiary and without demand but upon notice to Trustor. In such event and upon written request of Beneficiary, the Trustee shall sell, for lawful money of the United States, the property then subject to this Deed of Trust, as a whole or in separate parcels, at Beneficiary's option, in accordance with the provisions of the laws of the State of Nevada in force at the time of such sale, and if in separate parcels, in such order as Beneficiary may direct, a public auction to the highest bidder for cash in lawful money of the United States, payable at the time of sale. Trustee may postpone the sale of all or any portion of said property by public oral announcement at the time and place of sale, and from time to time thereafter may postpone such sale by public oral announcement at the time fixed by the preceding postponement. Trustee shall apply the proceeds of sale to payment of: all sums expended under the term hereof, not then repaid; all other sums then secured hereby, and the remainder, if any to the person or persons legally entitled thereto.

Trustor also agrees that in the event of any default in any terms and conditions of any prior trust deed affecting the aforesaid real estate or in the event of any default in any of the terms and conditions of any other trust deed, the lien of which may be or become prior and paramount to the lien of this instrument, then in every such event the Beneficiary may, at its option, declare the indebtedness secured by this instrument due for all purposes, and foreclosure may be had hereunder as in the case of any other default hereunder, or if Beneficiary chooses, Beneficiary may pay such sum or sums as shall be necessary so that the terms and conditions of any trust deed, the lien of which is then prior and paramount to the lien of this instrument, may be complied with, which such sums or sum when paid shall be secured by the lien of this instrument and shall bear interest from the date of such payment or payments at the highest lawful contract rate per annum.

Beneficiary may, without the concurrence of Trustor and/or Trustee, at any time and for any reason, by instrument in writing substitute a successor to any Trustee named herein or acting hereunder, which instrument, when properly acknowledged and recorded in the office of the County Clerk of the County where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee who shall succeed to all its title, estate, rights, powers and duties.

This Deed inures to the benefit of, and binds all parties hereto, their heirs, legatees, administrators, executors, successors and assigns.

THE ABOVE SIGNED TRUSTOR REQUEST 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.

REQUEST FOR FULL RECONVEYANCE
To be used only when note has been paid

To _____, Trustee:

Dated: _____

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by said Deed of Trust have been paid, and you are requested, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to:

Corporate Name _____

By: _____

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.**

0534862

EXHIBIT A

PID: 1220-01-002-020

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS,
DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 1, FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 50'
20" WEST, 704.43 FEET; THENCE ALONG SAID SOUTH BOUNDARY SOUTH 89 DEGREES 50' 20" EAST,
254.13 FEET; THENCE NORTH 00 DEGREES 00' 40" EAST, 359.00 FEET; THENCE NORTH 89 DEGREES 50' 20"
WEST, 254.13 FEET; THENCE SOUTH 00 DEGREES 00' 40" WEST, 359.00 FEET TO THE POINT OF
BEGINNING.

PARCEL 2:

TOGETHER WITH AN EASEMENT FOR A ROAD LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., KNOWN AS THE SHEEP CAMP
ROAD, 50 FEET WIDE, BEING 25 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF FISH SPRINGS ROAD FROM WHICH THE SOUTH 1/4
CORNER OF SAID SECTION 21 BEARS SOUTH 43 DEGREES 43' 13" WEST, 532.59 FEET; THENCE RUNNING
SOUTH 89 DEGREES 50' 20" EAST, 957.46 FEET TO THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF
THE SOUTHEAST 1/4, SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS
OF RECORD, IF ANY.

THIS PROPERTY IS OWNED BY OR VESTED IN:

JAMES LOUIS CORBETT, III AND LYNEANNE L. CORBETT, HUSBAND AND WIFE, ALL AS JOINT TENANTS

0534862

BK0202PG5239

DERIVATION CLAUSE

Being the same property conveyed to James L. Corbett III and
Lyneanne L. Corbett recorded 1/6/98 in the RMC office
for Douglas County in Book 198 and Page 370.
Document #: 429782

REQUESTED BY
Radio Express
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 FEB 15 AM 11:52

LINDA SLATER
RECORDER

\$17.⁰⁰ PAID K2 DEPUTY

0534862
BK0202PG5240