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APN: 142033501004

RECORDING REQUESTED BY :

North American Bonding, Inc.  
4435 First Street, PMB #355  
Livermore, CA 94550

AND WHEN RECORDED MAIL TO:

LEXINGTON NATIONAL INSURANCE  
CORPORATION  
214 E. Lexington Street  
Baltimore, MD 21202  
(888) 888-2245

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

Securing Bail Bond Underwriting Agreement dated March 21, 2002 between Lexington National Insurance Corporation, Designated Surety, and the below referenced "Agent" in the amount of \$ 25,000.00.

This Deed of Trust, made this 21st day of March 2002, between (Mail Statements to:) Andrew L. Renshaw herein called Trustor, whose address is: 608 Hiller St, Belmont, CA 94002 and **BRIAN FRANK and/or LISA SLATER**, herein called Trustee, and **LEXINGTON NATIONAL INSURANCE CORPORATION**, herein called Beneficiary,

Witnesseth: that Trustor irrevocably grant, transfers and assigns to Trustee in Trust, with power of sale, all of that property in Douglas County, State of Nevada, described as:

*see Attached Exempt A.*

Commonly Known As: 1363 Stephanie Way, Minden, NV 89423-9057 APN# 142033501004 together with appurtenances thereto and the rents, issues and profits thereof. This trust and the property hereby conveyed are security for the performance by the Trustor of each agreement herein contained and for the performance of all obligations of Andrew L. Renshaw and Alan Davidson, herein called Agent as set forth and described in that certain contract between said Agent and Beneficiary dated March 21, 2002 and all amendments or addenda thereto (which contract is made a part hereof by reference as though fully set forth herein) and for the payment of all monies due or which may become due under said contract and for payment of all loses, damages, expenses and liabilities which may be suffered, sustained or incurred by the Beneficiary under said contract by reason of any failure of said Agent to perform any of his obligations.

Trustor agrees:

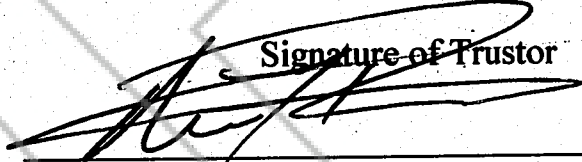
- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to maintain adequate insurance thereon and to pay: at least ten days before delinquency all taxes and assessments affecting said property, all encumbrances, charges and liens, with interest, on said property or any part thereof, and all cost, fees and expenses of this Trust.

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- (2) That upon default of any of his/her obligations or the obligations of Agent to Beneficiary hereby secured, the Beneficiary may collect rents, issues and profits of said property.
- (3) That Beneficiary, or any successor in ownership of any indebtedness or obligation secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties.
- (4) That a certificate signed by the Beneficiary at any time hereafter setting forth that any bond or undertaking has been declared forfeited or that a loss, damage, expenditure or liability has been sustained or incurred by Beneficiary on account of any bond or undertaking written, effected or posted by or at the request of said Agent or the monies have become due to Beneficiary under the contract herein above referred to; the date or dates and amounts of such loss, damages, expenditures and/or liability; that payment has been demanded of said Agent and that such loss, damaged expenditures or determined liability has not paid to the Beneficiary, shall be conclusive and binding on the Trustor and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein and from the proceeds of sale (after deducting expenses including cost and search of evidence title) pay to the Beneficiary the amount so certified and such additional expenses as may thereafter be certified including interest at ten percent (10%) per annum from date of demand to date of payment and attorney fees. Upon delivery of said certificate of Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to trustee or written declaration of default and demand for sale and of written notice of default and election to cause property to be sold, which notice Trustee shall cause to be duly filed for record.

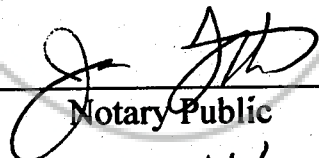
The undersigned Trustor and the herein above Beneficiary request that a copy of any notice of default and any notices of sale affecting the hereinabove mentioned real property be mailed to Trustor and Beneficiary at their respective addresses hereinabove set forth, being the address designated for the purpose of receiving such notice.

Signature of Trustor  
  
 \_\_\_\_\_  
 ANDREW L. RENSHAW

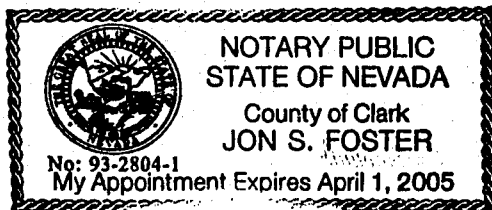
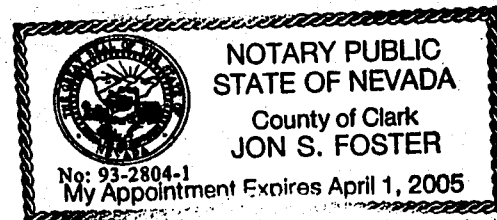
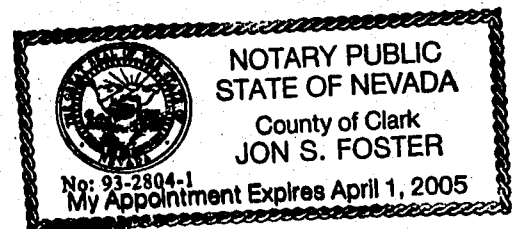
State of: NEVADA }  
 County of: CLARK } ss.

On 4-3-2002, before me, JON S. FOSTER, Notary Public, ANDREW L. RENSHAW personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature  (Seal)  
 Notary Public

Commission Expires: 4/1/05



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**BK 0402PG01263**

**RECORDING REQUESTED BY:**  
Robert L. Crowell  
Crowell, Susich, Owen & Tackes, Ltd.

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**✓WHEN RECORDED MAIL TO:**  
Robert L. Crowell  
Crowell, Susich, Owen & Tackes, Ltd.  
Post Office Box 1000  
Carson City, NV 89702

**MAIL TAX STATEMENTS TO:**  
Let's Play, LLC  
c/o Andrew Renshaw  
Post Office Box 365  
Markleeville, CA 96120-0365

A.P.N. # 21-100-63

R.P.T.T. \$ 4/10

**QUITCLAIM DEED**

THIS INDENTURE, made this 4<sup>th</sup> day of March, 2000, by and between ANDREW L. RENSHAW, a single man, hereinafter called Party of the First Part, and LET'S PLAY, LLC., a Nevada Limited Liability Company, hereinafter called Party of the Second Part.

**WITNESSETH:**

That the said Party of the First Part hereby conveys to Party of the Second Part, its heirs, successors, and assigns, all of the right, title, and interest in and to that certain real property in the County of Douglas, State of Nevada, commonly known as 1363 Stephanie Way, Minden, Nevada, and more particularly described as follows:

All that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

Parcel 2 as shown on that certain Parcel Map for Dennis E. & Marilyn J. Wills filed in the office of County Recorder of Douglas County, Nevada on September 2, 1988, in Book 988 at Page 562, as Document No. 185655.

APN No. 21-100-63.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Quitclaim Deed - Page 1 of 2

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REQUESTED BY  
Bail Bonds Unlimited  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 APR -4 AM 11:41

LINDA SLATER  
RECORDER

s. Wood PAID BC DEPUTY

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