

42-

REQUESTED BY  
*Michael Hambsch*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

2003 SEP 30 AM 11:43

✓ LAW OFFICES OF MICHAEL P. HAMBSCH  
2520 Lake Tahoe Blvd., Suite 2  
South Lake Tahoe, California 96150-7744

WERNER CHRISTEN  
RECORDER

\$ *42.00* PAID *K2* DEPUTY

Attn: MICHAEL P. HAMBSCH

A.P.N. 1219-10-001-009, 1219-10-001-010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

~~GRANT DEED~~

*Deed of Trust*

**COOPY**

MAIL TAX STATEMENTS TO:

Heidi Phillips, Post Office Box 6251, Gardnerville, NV 89460

0591881

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**Short Term Deed of Trust and Assignment of Rents**

This Deed of Trust, made this 13th day of February, 2003, between  
John R. Phillips, herein called TRUSTOR, whose address is  
1149 Phillips Way, Gardnerville, Nevada 89460  
(NUMBER AND STREET) (CITY) (STATE) (ZIP)

and **TSI TITLE AND ESCROW, INC.**, a Nevada Corporation, herein called TRUSTEE, and  
Heidi A. Phillips,  
 herein called BENEFICIARY.

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

See Legal Description attached hereto as EXHIBIT "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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 \$ 20,000.00 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 of even date herewith secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or Document No. of Official 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.:

| DOCUMENT  |        |          |         | DOCUMENT |        |          |         | DOCUMENT   |        |         |       |
|-----------|--------|----------|---------|----------|--------|----------|---------|------------|--------|---------|-------|
| COUNTY    | NUMBER | BOOK     | PAGE    | COUNTY   | NUMBER | BOOK     | PAGE    | COUNTY     | NUMBER | BOOK    | PAGE  |
| Clark     | 413987 | 514      |         | Humboldt | 116986 | 3        | 83      | Nye        | 47157  | 67      | 163   |
| Churchill | 104132 | 34 mrgs. | 591     | Lander   | 41172  | 3        | 758     | Ormsby     | 72637  | 19      | 102   |
| Douglas   | 24495  | 22       | 415     | Lincoln  | 41292  | 0 mtgs.  | 467     | Pershing   | 57488  | 28      | 58    |
| Elko      | 14831  | 43       | 343     | Washoe   | 407205 | 734      | 221     | Storey     | 28573  | R mtgs. | 112   |
| Esmeralda | 26291  | 3H deeds | 138-141 | Lyon     | 88486  | 31 mtgs. | 449     | White Pine | 128126 | 261     | 341-3 |
| Eureka    | 39602  | 3        | 283     | Mineral  | 76648  | 16 mtgs. | 534-537 |            |        |         |       |

(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 parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$ N/A and with respect to attorneys' fees provided for by covenant 7 the percentage shall be N/A %.

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.

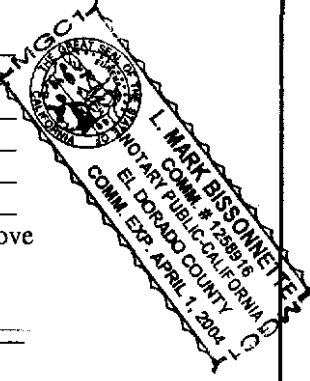
  
 JOHN R. PHILLIPS

STATE OF CALIFORNIA )  
 COUNTY OF EL DORADO ) ss.

On 6/9/03  
 personally appeared before me, a Notary Public  
JOHN R. PHILLIPS

who acknowledged that he executed the above instrument.

Signature:   
 Notary Public



RETURN TO:

WHEN RECORDED MAIL TO:  
 HEIDI A. PHILLIPS  
 c/o MICHAEL P. HAMBSCH, Esquire  
 LAW OFFICES OF MICHAEL P. HAMBSCH  
 2520 Lake Tahoe Boulevard  
 South Lake Tahoe, CA 96150

**0591881**

## EXHIBIT "A"

### LEGAL DESCRIPTION

All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

#### PARCEL 1:

That portion of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B. & M., more particularly described as follows:

BEGINNING at the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South 00°09'00" West along the East line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 131.80 feet, to the Northeast corner of the property conveyed to JAMES R. LEE and LUCIA LEE, by Deed recorded January 23, 1973, in Book 173, of Official Records, at Page 562, Douglas County, Nevada, records; thence South 89°58'06" West along the North line of said Lee property, a distance of 328.62 feet to a point at the Southeast corner of the property conveyed to HAVRAH BELL, by Deed recorded June 20, 1968, in Book 59 of Official Records, at Page 662, Douglas County, Nevada, records; thence North along the East line of said Bell property, a distance of 132.00 feet to a point on the North line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 10; thence Easterly along said North line, a distance of 328.62 feet more or less to the POINT OF BEGINNING.

APN: 1219-10-001-009

#### PARCEL 2:

A non-exclusive right of way 25 feet in width for public road and utility purposes, lying North of and adjacent to the following described line, as granted to JAMES R. LEE, et ux, in Deed recorded August 15, 1973, in Book 873, Page 445, Document No. 68142, Official Records, described as follows:

BEGINNING at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B. & M., thence East along the North line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 355.00 feet.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED SEPTEMBER 17, 1987, BOOK 987, PAGE 2249, AS FILE NO. 0162346, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 3:

That portion of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.S.B. & M., more particularly described as follows:

COMMENCING at the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South 00°09'00" West along the East line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 131.80 feet to the True Point of Beginning; thence continuing South 00°09'00" West along the East line, a distance of 132.06 feet; thence North 89°59'13" West, a distance of 329.31 feet more or less to a point in the East line of the parcel of land conveyed to KASPER A. SKARSTEN, et ux, by Deed recorded March 12, 1971, in book 84, Official Records, at Page 593, Douglas County, Nevada, records; thence North 00°09'00" East along the East line of said Skarsten parcel, a distance of 132.19 feet to a point; thence North 89°58'06" East, a distance of 328.62 feet to the POINT OF BEGINNING.

APN: 1219-10-001-010

PARCEL 4:

A non-exclusive right of way 25 feet in width for public road and utility purposes, lying North of and adjacent to the following described line, as granted to JAMES R. LEE, et ux, in Deed recorded August 15, 1973, in Book 873, Page 445, Document No. 68142, Official Records, described as follows:

BEGINNING at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B. & M., thence East along the North line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 355.00 feet.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED SEPTEMBER 17, 1987, BOOK 987, PAGE 2249, AS FILE NO. 0162346, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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