

REQUESTED BY  
**MARQUIS TITLE & ESCROW**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

A.P.N. A Portion of 1320-08-002-004  
ESCROW NO. 23101229

2003 NOV 12 PM 3:10

WERNER CHRISTEN  
RECORDER

\$ 12 PAID *KJ* DEPUTY

WHEN RECORDED MAIL TO:  
Hoyt Commercial Realty  
P O Box 2742  
Kirkland, WA 98083

**THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION  
AND WITHOUT LIABILITY FOR THE CONSIDERATION  
THEREFORE OR AS TO THE VALIDITY OR SUFFICIENCY  
OF SAID INSTRUMENT OR FOR THE EFFECT OF SUCH  
RECORDING ON THE TITLE OF THE PROPERTY INVOLVED.**

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

**THIS DEED OF TRUST**, made this 30th day of October, 2003, between SKYLINE HANGARS MINDEN, LLC, as to the Leasehold estate as created by that certain lease made by and between DOUGLAS COUNTY, as lessor, and SKYLINE HANGARS MINDEN, LLC, as lessee, for the term and upon the terms and conditions contained in said lease, thereof recorded October 16, 2002, in Book 1002, at Page 6417, as Document No. 554943, Official Records of Douglas County, Nevada and amended March 12, 2003, in Book 0303, Page 4665, Document No. 459691, herein called TRUSTOR,

and **MARQUIS TITLE & ESCROW, INC.**, a Nevada Corporation, herein called TRUSTEE and **HOYT COMMERCIAL REALTY INC**, a Washington Corporation herein called BENEFICIARY.

WITNESSETH: That Trustor irrevocable grants, transfers and assigns to Trustee in trust, with power of sale, that property in Douglas County, State of Nevada, more specifically described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DEED OF TRUST AFFECTS THE PARTIAL INTEREST OF SKYLINE HANGARS ONLY.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of the sum of \$25,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidence by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorder in the State of Nevada, in the book and at the page thereof, or under the document file number, noted below opposite the name of such county, namely:

0596523

BK 1103 P605001

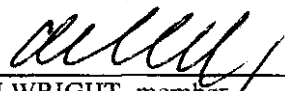
COUNTY	BOOK	PAGE	DOC NO.	COUNTY	BOOK	PAGE	DOC NO.
Carson	Off. Rec.		000-52876	Lincoln	73 Off. Rec.	248	86043
City	Off. Rec.		224333	Lyon	Off. Rec.		0104086
Churchill	8 6 1 2 2 6		00857	Mineral	112 Off. Rec.	352	078762
Clark	Off. Rec.	2432	147018	Nye	558 Off. Rec.	075	173588
Douglas	1286 Off. Rec.	316	223111	Pershing	187 Off. Rec.	179	151646
Elko	545 Off. Rec.	244	109321	Storey	055 Off. Rec.	555	58904
Esmeralda	110 Off. Rec.	187	106692	Washoe	2464 Off. Rec.	0571	1126264
Eureka	153 Off. Rec.	781	266200	White Pine	104 Off. Rec.	531	241215
Humboldt	223 Off. Rec.	034	137077				
Lander	279 Off. Rec.						

shall inure to and bind the parties hereto with respect to the property above described. Said agreement, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount. The Beneficiary or the collection agent appointed by him may charge a fee of not to exceed \$15.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

The undersigned Trustor requests that a copy of any notice of default and any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

SKYLINE HANGARS-MINDEN LLC

  
 Carl R. Westman, Managing Member

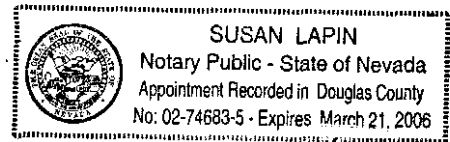
  
 DON WRIGHT, member

STATE OF Nevada  
 COUNTY OF Douglas

On 10-30-03, personally appeared before me, a Notary Public, Don Wright  
~~Carl R. Westman~~

who acknowledged that he/she/ they executed the above instrument.

  
 Notary Public



0596523

BK 1103 PG 05002

STATE OF NEVADA  
COUNTY OF Douglas

WASHINGTON  
KING

On 6<sup>th</sup> Nov, 2003, personally appeared before me, a Notary Public, ~~Don Wright~~ CARL RICHARD  
WISMAN  
who acknowledged that he/she/ they executed the above instrument.

Notary Public



Notary Public  
State of Washington  
MARGARET AHLQUIST  
My Appointment Expires May 7, 2007

COPY

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**EXHIBIT "A"**

Leasehold estate as created by that certain lease made by and between DOUGLAS COUNTY, as lessor, and SKYLINE HANGARS MINDEN, LLC, as lessee, for the term and upon the terms and conditions contained in said lease, thereof recorded October 16, 2002, in Book 1002, at Page 6417, as Document No. 554943, Official Records of Douglas County, Nevada, and amended March 12, 2003, in Book 0303, Page 4665, Document No. 459691, further described as follows:

A parcel of land located within a portion of the East one-quarter (E1/4) of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

COMMENCING at Airport Control Monument No. 2, as shown on that Amended Record of Survey No. 14 for Douglas County, as recorded in Book 488, at Page 239, as Document No. 175533;

thence North 09°52'50" East, 1,547.40 feet;

thence North 00°13'06" West, 669.32 feet;

thence South 89°58'45" West, 542.26 feet to a point on the Easterly right-of-way line of P-51 Court;

thence along said right-of-way line North 00°01'15" West, 282.00 feet to THE POINT OF BEGINNING;

thence continuing North 00°01'15" West, 140.00 feet;

thence North 89°58'45" East, 206.00 feet;

thence South 00°01'15" East, 140.00 feet;

thence South 89°58'45" West, 206.00 feet to THE POINT OF BEGINNING.

The Basis of Bearing of this description is North 00°01'15" West, the bearing of the centerline of P-51 Court, as shown on that Record of Survey for Minden Air Corp., recorded in Book 1198, at Page 9, Document No. 483175, Official Records of Douglas County, Nevada.

Per NRS 111.312, this legal description was previously recorded on March 12, 2003, in Book 0303, at Page 4665, as Document No. 569691, of Official Records.

Assessor's Parcel No. A Portion of 1320-08-002-004

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