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APN: 1319-30-627-005, 1319-30-627-006,
1319-30-627-007 and 1319-30-627-008

REQUESTED BY
Jeffrey Rahbeck
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 DEC -4 AM 11:23

When Recorded, Mail To:

WERNER CHRISTEN
RECORDER

Jeffrey K. Rahbeck, Esquire
P. O. Box 435
Zephyr Cove, NV 89448

17⁰⁰ PAID K2 DEPUTY

SHORT-FORM DEED OF TRUST WITH ASSIGNMENT OF RENTS

[Due On Sale Clause]

THIS DEED OF TRUST, made this 29th day of August, 2003, between JAMES M. FULLER and MARY FULLER, husband and wife, herein called TRUSTOR, at 4200 Easton Drive, Suite 3, Bakersfield, California, 93309, and FIRST AMERICAN TITLE COMPANY OF NEVADA, herein called TRUSTEE, and ROBERT H. OSTROW and KAREN OSTROW, husband and wife as joint tenants with right of survivorship, BENEFICIARY.

WITNESSETH:

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

See Exhibit "A" attached hereto and incorporated herein.

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

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thereof, in the principal sum of ~~\$95,000.00~~ ^{\$65,000.00}, 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.

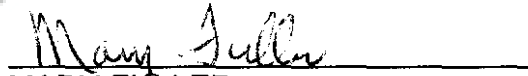
To Protect the Security of this Deed of Trust, Trustor Agrees: By execution and delivery of this Deed of Trust and the note of even date herewith secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Official Records in the Office of the County Recorder of Douglas County, Nevada in Book 57, at page 115 as Document No. 40050 which provisions hereby are adopted and incorporated herein and made a part hereof as full as though set forth herein at length; that Trustor 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 replacement cost and with respect to attorneys' fees provided for by covenant 7 the amount shall be reasonable attorney's fees.

IN THE EVENT THE HEREIN DESCRIBED PROPERTY, ANY PART THEREOF, OR ANY INTEREST THEREIN IS SOLD, AGREED TO BE SOLD, CONVEYED, OR ALIENATED BY TRUSTOR, OR BY THE OPERATION OF LAW OR OTHERWISE, ALL OBLIGATIONS SECURED BY THIS INSTRUMENT, IRRESPECTIVE OF THE MATURITY DATES EXPRESSED THEREIN, AT THE OPTION OF THIS HOLDER THEREOF AND WITHOUT DEMAND OR NOTICE SHALL IMMEDIATELY BECOME DUE AND PAYABLE.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him/her/them at his address hereinbefore set forth.


JAMES M. FULLER


MARY FULLER

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ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

On the 25th day of September , 2003, before me,
 Michael W. Fuller , a Notary Public,
personally appeared JAMES M. FULLER and MARY FULLER, personally known to me
(~~or proved to me on the basis of satisfactory evidence~~) to be the persons whose names
are subscribed to the within instrument, and acknowledged to me that they executed
the same in their authorized capacity, and that by their signature on this instrument, the
person, or the entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.



Michael W. Fuller
NOTARY PUBLIC

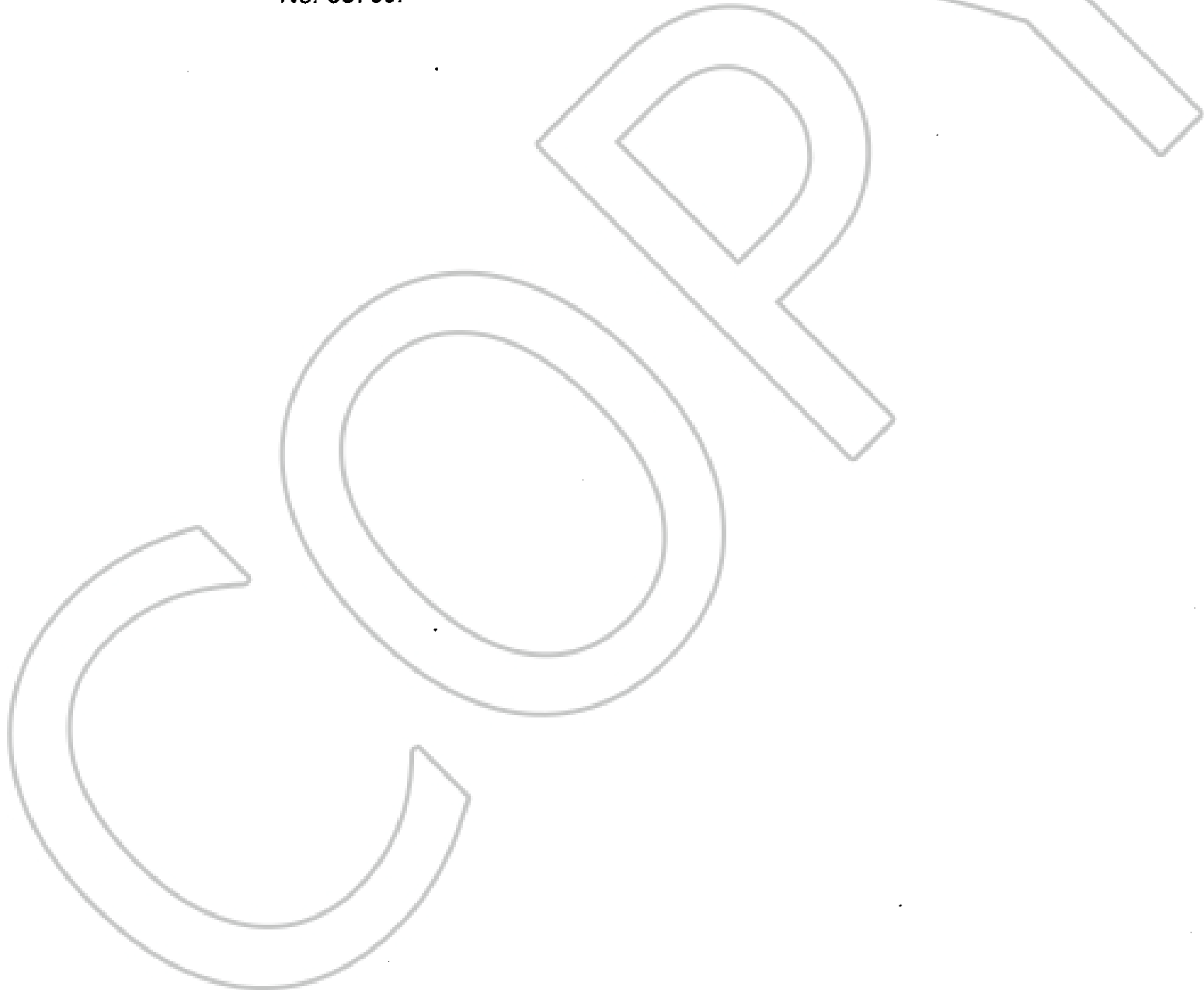
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EXHIBIT "A"

All that certain property situate in the County of Douglas, State of Nevada, more particularly described as follows:

PARCEL 2:

Lot 102 A, B, C, and D, Tahoe Village Unit No. 1, an amended Map of ALPINE VILLAGE UNIT NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 7, 1971, Document No. 55769.



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