

A.P.N. 1420-34-610-010
ESCROW NO. 23101297

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

WHEN RECORDED MAIL TO:

Bruce and Nanette Monteith
1025 Ridgeview Court
Carson City, Nevada 89705

2003 DEC -4 PM 3: 03

WERNER CHRISTEN
RECORDER

\$ 15⁰⁰ PAID *KJ* DEPUTY

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 25day of November , 2003, between , MICHAEL BRAY AND JUDITH BRAY, husband and wife, as Joint Tenants, herein called TRUSTOR,

whose address is P.O. Box 2436, Minden, Nevada 89423

and **MARQUIS TITLE & ESCROW, INC.**, a Nevada Corporation, herein called TRUSTEE and

BRUCE G. MONTEITH AND NANETTE C. MONTEITH, Co-Trustees of THE MONTEITH TRUST dated July 31, 1987, herein called BENEFICIARY.

WITNESSETH: That Trustor irrevocable grants, transfers and assigns to Trustee in trust, with power of sale, that property in Douglas , State of Nevada, being Assessment Parcel No. **1420-34-610-010**, more specifically described as follows:

Lot 10, in Block 1, as set forth on the Final Subdivision Map LDA # 01-069 for BRAMWELL HOMESTEAD filed for record in the office of the Douglas County Recorder, on August 12, 2002, in Book 0802, at Page 3324, as Document No. 0549307, of Official Records.

ACCELERATION CLAUSE:

In the event Trustors sell, convey or alienate the property described in this Deed of Trust securing Note, or contracts to sell, convey or alienate; or is divested of title or interest in any other manner, whether voluntarily or involuntarily without written approval of Beneficiary being first obtained, said Beneficiary shall have the right to declare the entire unpaid principal balance due and payable in full, upon written demand and notice, irrespective of the maturity date expressed in Note.

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 \$ **95,000.00** 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:

0598661

BK 1203PG01940

COUNTY	BOOK	PAGE	DOC NO.	COUNTY	BOOK	PAGE	DOC NO.
Carson City	Off. Rec.		000-52876	Lincoln	73 Off. Rec.	248	86043
Churchill	Off. Rec.		224333	Lyon	Off. Rec.		0104086
Clark	861226 Off.Rec.	2432	00857	Mineral	112 Off. Rec.	352	078762
Douglas	1286 Off. Rec.	316	147018	Nye	558 Off. Rec	075	173588
Elko	545 Off. Rec.	244	223111	Pershing	187 Off. Rec.	179	151646
Esmeralda	110 Off. Rec.	187	109321	Storey	055 Off. Rec.	555	58904
Eureka	153 Off. Rec.	781	106692	Washoe	2464 Off. Rec.	0571	1126264
Humboldt	223 Off. Rec.	034	266200	White Pine	104 Off. Rec.	531	241215
Lander	279 Off. Rec.		137077				

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.

Michael Bray
MICHAEL BRAY

Judith Bray
JUDITH BRAY

STATE OF NEVADA
COUNTY OF

On 12-2-2003 personally appeared before me, a Notary Public MICHAEL BRAY
and JUDITH BRAY
who acknowledged that he/she/~~they~~ executed the above instrument.

Deborah L. Ortiz
Notary Public



0598661
BK1203PG01941