

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JAN 22 AM 11:36

WERNER CHRISTEN
RECORDER

\$15.00 PAID *KJ* DEPUTY

RECORDING REQUESTED BY

Fidelity Escrow & Collections, Inc.
1281 Terminal Way, Suite 200
Reno, NV 89502

WHEN RECORDED MAIL TO

Royce Mortgage Investment Fund, LP
C/O FIDELITY ESCROW AND COLLECTIONS, INC.
1281 TERMINAL WAY, SUITE 200
RENO, NV 89502

APN:1220-04-101-016

SPACE ABOVE THIS LINE FOR RECORDERS USE

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Royce Mortgage Investment Fund, LP, a Nevada Limited Partnership 38,000/ 308,000.00th interest that certain Deed of Trust dated April 4, 2003, executed by Lynn D. Wagner, an unmarried woman, as Trustor(s), to Western Title Company, Trustee, and recorded as Document No. 0572713 on April 7, 2003 of Official Records in the County Recorder's office of Douglas County, Nevada, describing land therein as:

See Exhibit "A"

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

[Signature]

Susan Stewart
Date: *1/13/04*

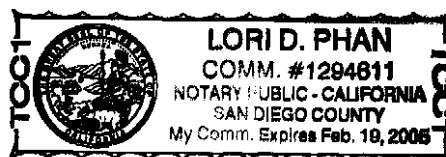
STATE OF *California* }
 } ss.
COUNTY OF *San Diego* }

On *January 13, 2004*, before me, *Lori D. Phan* a notary public, personally appeared *Susan Stewart* 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 acknowledge 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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

Notary's Signature



0602584

BK0104PG06999

Legal Description

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

All that certain lot or parcel of land lying and being in a portion of the Northeast ¼ of the Northwest ¼ of Section 4, Township 12 North, Range 20 East, M.D.B. & M., in Gardnerville, Douglas County, Nevada, and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a point at the Northeast corner of the parcel and 31.72 feet South from the line between Townships 12 and 13 North, Range 20 East and on the Southerly side of the county roadway, or Douglas Avenue, said point of beginning being further described as bearing South 88°20'18" East, a distance of 917.37 feet from the so-called Dettling Monument to the Town of Gardnerville, said Monument being described as bearing South 89°48'45" West, a distance of 3960.40 feet from the Northeast corner of said Section 4;

Thence from said point of beginning South 00°09' East, a distance of 150.00 feet to a point at the Southeast corner of the parcel;

Thence South 89°51' West, a distance of 44.25 feet to a point on the Easterly side of the State Highway Right-of-Way line;

Thence North 51°06' West, along the Easterly side of said highway, a distance of 61.85 feet to a point;

Thence North 20°28' West, a distance of 118.25 feet to a point at the Northwest corner of the parcel, on the Southerly side of said Douglas Avenue;

Thence North 89°51' East, along the Southerly line of said Avenue, a distance of 133.30 feet to the POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT, BARGAIN AND SALE DEED, recorded in the office of the County Recorder of Douglas County, Nevada on May 2, 2000, in Book 0500, Page 0611, as Document No. 0491171, of Official Records.

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BK 0104 PG 07000