

16
RECORDING REQUESTED BY:
AS SHOWN,
AND WHEN RECORDED MAIL TO:

JIM V. KELLY
1165 GOLDRIDGE RD.
SEBASTOPOL, CA 95472

APN -

1420-30-002-004

REQUESTED BY
James V Kelly
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 MAY 19 AM 9:59

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID K2 DEPUTY

THIS SPACE IS USED FOR RECORDER'S USE ONLY:

SHORT TERM DEED OF TRUST WITH ASSIGNMENT OF RENTS

(This Deed of Trust contains an acceleration clause)

THIS DEED OF TRUST, made on the date of **APRIL 5, 2004**, between

JAMES V. KELLY, TRUSTEE TO THE HELEN P. KELLY TRUST DATED JANUARY 15, 2002, herein called TRUSTOR,

Whose address is **1165 Goldridge Road, Sebastopol, California, 95472** and

LOMBARD STREET PROPERTY and LAND COMPANY, INC. DBA WILLIAM SHINE COMPANY, a California S-Corporation, herein called TRUSTEE, AND

DAMASO ARRUZA and TAMARA ARRUZA, herein called BENEFICIARIES,

WITNESSETH: That Trustor grants to Trustee in Trust with Power of Sale that property in the County of DOUGLAS, State of NEVADA, described as:

SEE LEGAL DESCRIPTION ATTACHED TO AND MADE A PART HEREOF

Assessor's Parcel No. 1420-30-002-004

If the trustor shall sell, convey, or alienate said property, or any part thereof, or any interest therein, or shall be divested of this title of any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any note evidencing the same, immediately due and payable.

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 **\$150,000.00** with interest therein according to the terms of a Promissory Note or notes of even date herewith made with Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by referenced or contained herein (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

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At the page 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, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	374	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Humbolt	801	83	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Imperial	1189	701	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Inyo	165	672	Napa	363	94	Santa Cruz	1638	607	Yuba	398	693
Kern	3756	690	Orange	7182	18	Shasta	800	633			
						San Diego	SERIES 5	Book 1964, Page 149774			

Shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on pages 3 and 4 hereof) are by 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 the maximum allowed by law.

If the trustor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any or way, whether voluntarily or involuntarily, without the written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any note evidencing the same immediately due and payable.

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

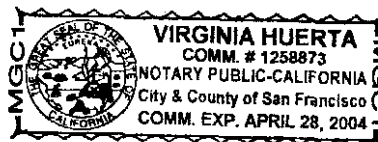
STATE OF CALIFORNIA)
 COUNTY OF)
 On APRIL 5, 2004,
 Before me, Virginia Huerta,
 a notary public in and for said state,
 personally appeared JAMES V. KELLY,
 personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to be within instrument and to be acknowledged 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.

Signature of Trustor

James V. Kelly
 James V. Kelly, Trustee to the Helen P Kelly Trust Dated January 15, 2002

WITNESS my hand and official seal.

Signature Virginia Huerta



(This area for official notarial seal)

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LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 30, township 14 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

A portion of Parcel A as set forth on that certain Parcel Map for G. Thiel et ux and J. Ferris et ux, filed for record in the Office of the County Recorder of Douglas County, Nevada, on April 23, 1984, in Book 484, Page 1718, as Document No. 99817 of Official Records.

Parcel A-1 on that Record of Survey for JACK D. FERRIS, RHONDA L. FERRIS, CHRISTINE M. THIEL and GEORGE M. THIEL, filed for record in this office of the County Recorder of Douglas County, State of Nevada on July 2, 1990, Book 790, Page 174, as Document No. 229487, Official Records.

EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbons as deeded to STOCK PETROLEUM CO., INC. in document recorded March 13, 1980 in Book 380, Page 1315, as Document No. 42677, Official Records of Douglas County.

ASSESSOR'S PARCEL NO. 1420-30-002-004

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