

Lincoln County

THIS DEED OF TRUST, made this 28th day of November 1977 between ART K. LEAVITT and RITA LEAVITT, husband and wife

_____ herein called GRANTOR or TRUSTOR, whose mailing address is _____

LAND TITLE OF NEVADA INC. a NEVADA corporation, herein called Trustee, and **L. J. JOHNSON** herein called BENEFICIARY,

WITNESSETH THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of EIGHTEEN THOUSAND AND NO/100 (\$18,000.00) DOLLARS, and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even date herewith, executed and delivered thereto by Trustor;

NOW, THEREFORE, for the purpose of securing each agreement of the Trustor herein contained including payment of the said promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may hereafter be advanced for the account of Trustor by Beneficiary with interest thereon, TRUSTOR irrevocably GRANTS AND TRANSFERS TO TRUSTEE, IN TRUST WITH POWER OF SALE, all that property in Lincoln County, Nevada, described as:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, Township 12 South, Range 65 East, M.D.B. & M. EXCEPTING THEREFROM those portions lying and being within the Union Pacific Railroad right of way and any state and county roads.

Should the property herein be sold, transferred or conveyed in any manner whatsoever, either voluntarily or involuntarily, the entire balance due on the Note secured hereby may be declared all due and payable at the option of the Beneficiary or his assigns.

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise; and TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues and profits of said realty, 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.

TO HAVE AND TO HOLD said property upon and subject to the trusts and agreements herein set forth and incorporated herein by reference. The following covenants, Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9 of MRS 187.030 are hereby adopted and made a part of this deed of trust, EXCEPT ONLY that the amounts agreed upon by the parties to this instrument with respect to covenants Nos. 2, 4 and 7 incorporated by reference of such trusts and agreements is respectively as follows: Covenant No. 2, \$ _____; Covenant No. 4, _____%; Covenant No. 7, _____%. Such provisions so incorporated shall have the same force and effect as though specifically set forth and incorporated verbatim in this deed of trust.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

IN WITNESS WHEREOF, Grantor has executed this instrument.

Signature of Trustor

Art K. Leavitt
Art K. Leavitt

Rita Leavitt
Rita Leavitt

STATE OF NEVADA, COUNTY OF Clark }
On this 30 day of November 1977 personally appeared before me, a Notary Public in and for said Clark County, Art K. Leavitt and Rita Leavitt

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes herein mentioned. WITNESS my hand and official seal.

Janice K. Shaver
Notary Public in and for said County and State.

(If executed by a corporation, the corporation form of acknowledgment must be used.)



Order No. 77-2015 PM When Recorded, Mail to **LAND TITLE OF NEVADA, INC.**
823 SOUTH THIRD STREET
LAS VEGAS, NEVADA 89101

No. 60943
FILED AND RECORDED AT REQUEST OF **Land Title of Nevada, Inc.**

Dec. 5, 1977
AT 1 MINUTES PAST 1 O'CLOCK
PM IN BOOK 23 OF OFFICIAL
RECORDS, PAGE 228 LINCOLN
COUNTY, NEVADA.

Janice Shaver Recorder's Stamp
COUNTY RECORDER