

ALL INCLUSIVE SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 11th day of January, 1979, between William T. Coon and Kathie D. Coon, husband and wife

whose address is 4229 West Martin Las Vegas 89118 herein called TRUSTOR, Nevada (number and street) (city) (zone) (state)

Title Insurance and Trust Company, a California corporation, herein called TRUSTEE, and Virginia C. Scott, Trustee under Declaration of Trust Dated June 8, 1977, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Lincoln County, Nevada, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

This is a purchase money deed of trust.

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 thereof, in the principal sum of \$ 80,000.00 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 the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the master form deed of trust recorded April 6, 1977 in the Book and at the page, or document No. of Official Records and Real Estate Records in the Office of the county recorder of the county where said property is located, noted below opposite the name of such County, viz:

Table with columns: COUNTY, DOCUMENT No., BOOK, PAGE, COUNTY, DOCUMENT No., BOOK, PAGE, COUNTY, DOCUMENT No., BOOK, PAGE. Lists various counties and their corresponding document details.

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length, that he 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 undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address herein before set forth.

STATE OF NEVADA, Clark } SS. COUNTY OF } William T. Coon On 11/15/79 personally appeared before me, a Notary Public, William T. Coon and Kathie D. Coon

William T. Coon Kathie D. Coon

who acknowledged that they executed the above instrument.

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

Signature [Signature] (Notary Public)

Title Order No. SC 21108 Escrow of Loan No. LV-183568-EB



Notary Public - State of Nevada CLARK COUNTY Elaine Baughier My Commission Expires June 22, 1980 Notarial Seal

SPACE BELOW THIS LINE FOR RECORDER'S USE

63616 No. FILED AND RECORDED AT REQUEST OF TITLE INS. & TRUST JANUARY 31, 1979 AT 3:00 PM ROOM 28 CLERK'S OFFICE LINCOLN COUNTY, NEVADA

NAME Ms. Virginia Crane Scott STREET ADDRESS 300 Gretna Green CITY & STATE West Los Angeles, California 90049

Yuriko Setzer by [Signature]

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EXHIBIT "A"

Situated in the County of Lincoln, State of Nevada:

The Southwest Quarter ( SW $\frac{1}{4}$  ) of the Northeast Quarter ( NE $\frac{1}{4}$  ), and the West Half (  $\frac{1}{2}$  ) of the Southeast Quarter ( SE $\frac{1}{4}$  ) of Section 17, and the Northwest Quarter ( NW  $\frac{1}{4}$  ) of the Northeast Quarter ( NE $\frac{1}{4}$  ) of Section 20, Township 5 North, Range 69 East, M. D. B. & M.

Together with those certain water rights represented by application No. 28449, application No. 29604 and application No. 02843, together with any and all other water, water rights, water applications and water permits or privileges connected with, belonging, appurtenant or incident to the lands to be conveyed, or used in connection with all, or any part of the above described premises, or used, or usable in connection therewith, and all dams, reservoirs and ditches, canals, or other works for storage or carrying of water, now owned by the Grantor, or in which Grantor has any interest.

Together with all range, ranges and range right permits now and heretofore used, being approximately 430 A.U.M.'S, claimed and enjoyed by the Grantor in connection with the hereinabove described lands and all other range rights of every kind, nature and description owned by the Grantor or in which Grantor has any interest.

SELLER

*Virginia C. Scott a/k/a*  
*Trustee*  
Virginia Crane Scott a/k/a  
Virginia C. Scott, Trustee  
under Declaration of Trust  
dated June 8, 1977.

BUYERS

*William T. Coon*  
William T. Coon

*Kathie D. Coon*  
Kathie D. Coon


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EXHIBIT "B"

This is an all inclusive Deed of Trust and is subject and subordinate to a Deed of Trust now of record in the original amount of \$45,000.00 in favor of Sylvia Taite, securing a Note in the Original amount, with an unpaid balance of \$30,000.00, which the beneficiary herein has agreed to pay in installments of not less than \$5,000.00 principal plus interest at 8% per annum each, on the 1st day of each January.

Should the within Beneficiary default in any of the installments as to payment on the 1st Deed of Trust to which this is subject and subordinate, the Trustor herein may make said payments direct to the Beneficiary thereof, and any and all payments so made shall be credited to the Note which is secured by this Deed of Trust.

Irrespective of any provisions of this Deed of Trust to the contrary notwithstanding, any demand for sale delivered to Trustee for the foreclosure, of this Deed of Trust shall be reduced by such unpaid balances, if any, of principal, interest and charges, existing upon the \$30,000.00 obligation referred to above, as exist at the time of the Trustee's Sale upon such foreclosure, satisfactory evidence of which unpaid balances must be submitted to Trustee prior to such sale.

  
William T. Coon

  
Kathie D. Coon