

Lincoln County

Order No. _____

Record No. LV-612529-CM

When Recorded Mail To:

GENE D. & LINDA R. CLAYTON
11 Nevada Road Ely, Nevada 89301

Space above this line for recorder's use

ALL-INCLUSIVE
DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made March 14, 1980 between

DOLORIS ARNOLD, a widow, TRUSTOR,
whose address is P.O. Box 204 Panace, Nevada 89042 (City) (State)
FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, TRUSTEE, and
GENE D. CLAYTON AND LINDA R. CLAYTON, husband and wife as joint tenants, BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the
County of Lincoln, State of NEVADA described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF
FOR LEGAL DESCRIPTION.

SEE EXHIBIT "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF
FOR ALL-INCLUSIVE PROVISIONS.

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 \$ 30,000.00 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, to his successors or assigns, when evidenced 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 covenants 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 on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. No.
Churchill	39 Mortgage	363	115384	Lincoln			46802
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100861
Joaquias	57 Off. Rec.	115	40060	Mineral	11 Off. Rec.	129	88073
Lake	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32867
Washoe	22 Off. Rec.	138	45841	Parshing	11 Off. Rec.	249	86107
Humboldt	28 Off. Rec.	124	131076	Storey	"S" Mortgages	206	31808
Carson	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R. E. Records	288	

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, 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 hereon, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.

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 above set forth.

STATE OF NEVADA)
County of Clark) ss.

Signature of Trustor
Dolores Arnold
DOLORIS ARNOLD

On 3-26-80
personally appeared before me, a Notary Public,
Dolores Arnold

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SUSAN BRADLEY
My Commission Expires Jan. 10, 1983

who acknowledged that she executed the above instrument.
Susan Bradley Notary Public



Lincoln County

Exhibit "A"

The land referred to herein is described as follows:

Situated in the County of Lincoln, State of Nevada:

That portion of the Southeast Quarter (SE 1/4) of Section 5, Township 2 South, Range 68 East, M.D.M., described as follows:

COMMENCING at a point on the North side of the upper lane in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 5 (about 33 rods East of the West boundary of the Panaca Townsite), said point being the Southwest corner of residence tract recently conveyed to Wm. C. Stewart and Grace O. Stewart;
thence Northerly at right angles to said upper lane a distance of 126 feet;
thence at right angles Easterly about 3 rods to a North and South fence line;
thence Northerly about 650 feet along said fence line to an East and West fence line;
thence Easterly about 3 rods to a North and South fence line (said corner being the Southwest corner of a tract heretofore conveyed to Victor Cottino);
thence Northerly about 1320 feet along said fence line (passing tract owned by F. E. Wadsworth and by Bert Findlay and Allen Findlay) to a point on said fence line which is about 462 feet West of the Northeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 5;
thence Westerly along fence line about 50 rods to the Northeast corner of the tract heretofore conveyed to Charles P. Mathews;
thence Southerly along fence line a distance of about 2100 feet to the North side of said upper lane (being the Southwest corner of the tract hereby conveyed); and
thence Easterly about 750 feet to the POINT OF BEGINNING.

EXCEPT any portion lying West of the Old Canal as referred to in the Decree of Distribution filed in Case No. 323 in the County Clerk's Office of Lincoln County.

ALSO EXCEPT any portion lying within the land conveyed to Charles P. Mathews, et ux, by deed recorded December 4, 1956 in book "K-1", page 464 of deeds.

EXHIBIT "B"

Attach to that certain Deed of Trust by and between the undersigned parties and given to secure note executed by Trustor in favor of the Beneficiaries in the sum of \$30,000.00

This is an All-Inclusive Deed of Trust and the note secured hereby in the sum of \$30,000.00 represents the full amount due and owing by Trustor for the subject property when this Deed of Trust is recorded in Clark County, Nevada records.

All parties acknowledge that there is one (1) existing Deed of Trust now of record, described as:

Deed of Trust in favor of ANDREW L. SCOTT AND MARIANNE B. SCOTT, given to secure note with an approximate unpaid balance of \$30,000.00 with interest at the rate of (8%) Eight per cent per annum which covers this property. Said Deed of Trust is recorded as document no. , recorded February 8, 1979 in Book No. 29 Page 21.

Beneficiary has and does hereby agree to remain liable and responsible for payment of said existing Deed of Trust and to pay the same in a timely and proper fashion. Beneficiaries herein do hereby hold Trustor free and harmless of any and all claims or demands with respect to said obligation and agrees to defend the same.

Trustor herein shall file Request for Notice in Lincoln County, Nevada records, after the recording of this All-Inclusive Deed of Trust.

In the event the Beneficiaries herein, or successors, should fail to make any payment or comply with any obligation of said existing Deed of Trust, it is hereby agreed and provided that the Trustor herein shall have the right to cure any default with respect to the same. Any amounts so paid by Trustor under this provision shall be credited against the payment or payments next due on the note secured hereby without endorsement or consent of the beneficiaries.

The undersigned beneficiaries warrant and guarantee to the undersigned Trustor that the total obligation due and owing, this date, on said existing obligation is \$ 30,000.00 and that there is no default or violation in existence with respect to the same.

In the event a foreclosure should be commenced with respect to the obligation of Trustor as to this all-inclusive Deed of Trust, demand of Beneficiary shall be reduced by the proportionate amount then due and owing by the beneficiary on the obligation set out above. Demand of Beneficiary shall be for the sum then due on the note secured hereby less the proportionate obligation of beneficiaries at that time.

No. 67979

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE
APR. 2, 1980
AT 10 MINUTES PAST 12 O'CLOCK
P.M. IN BOOK 36 OF OFFICIAL
RECORDS, PAGE 290 LINCOLN
COUNTY, NEVADA.

Yvonne Seizer
COUNTY RECORDER

Gene D. Clayton
GENE D. CLAYTON

Dolores Arnold
DOLORES ARNOLD

Linda R. Clayton
LINDA R. CLAYTON