

Lincoln County

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 29th day of August, 1980, between ATLAS WINDOW CLEANING CONTRACTORS, INC.

whose mailing address is 4826 Kahala Avenue Honolulu Hawaii 96816 (number and street) (city) (state) (zip code), herein called GRANTOR or TRUSTOR.

FIDELITY TITLE OF NEVADA, a Nevada Corporation, herein called TRUSTEE, and

PHILIP BAXTER AND GERALDINE BAXTER, husband and wife as joint tenants, herein called BENEFICIARY.

WITNESSETH: THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of -----Six Thousand Eight Hundred and no/100----(\$6,800.00)----- 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 therefor 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 be hereafter 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 Clark County, Nevada, described as:

/Lincoln

SEE EXHIBIT "A" ATTACHED HEREBY AND BY REFERENCE MADE A PART HEREOF.

This is a purchase money deed of trust.

Note secured by this Deed of Trust payable at Las Vegas, Nevada 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 to-wit:

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 (17) inclusive of the Deed of Trust, recorded in Book 730, as Document No. 586593, of Official Records in the Office of the County Recorder of Clark County.

(WHICH PROVISIONS 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 parties agree that with respect to provision 17, the amount of fire insurance required by covenant 2 shall be \$ n/a and with respect to attorney's fees provided for by covenant 7 the percentage shall be ---%.

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 hereinbefore set forth.

Signature of Trustor

ATLAS WINDOW CLEANING CONTRACTORS, INC.

BY: Martha J. Harris, President

STATE OF NEVADA, County of Honolulu, ss. On before me, the undersigned, a Notary Public in and for said County and State, personally appeared Martha J. Harris known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned. WITNESS my hand and official seal. Notary Public in and for said County and State.

When Recorded mail to Mr. & Mrs. Philip Baxter 3604 Nelson Avenue, North Las Vegas, Nv. 89030 Loan No. SPACE BELOW THIS LINE FOR RECORDER'S USE

No. 69760 FILED AND RECORDED AT REQUEST OF FIDELITY TITLE OF NEV. SEPT 12 1980 AT 18 MINUTES PAST 2 O'CLOCK P.M. IN BOOK 39 OF OFFICIAL RECORDS, PAGE 419 LINCOLN COUNTY, NEVADA. COUNTY RECORDER BOOK 39 PAGE 419

FT-3404-EB

EXHIBIT "A"

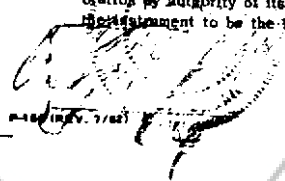
Lot Twenty-Five (25) of the ROWAN SUBDIVISION AMENDED PLAT showing additional Lots of 17 through 29, Inc., of the City of Caliente, Lincoln County, Nevada.  
 EXCEPTING from said grant and reserving into the 1st party, its successors and assigns forever, all minerals and mineral rights of every kind and character now known to exist or hereafter discovered, including with limiting the generality of the foregoing, oil and gas rights thereto, together with the sole, exclusive and perpetual right to explore or, remove and dispose of said minerals by any means or methods suitable to the 1st party, its successors and assigns, but without entering upon or using the surface of said lands hereby conveyed and in such manner as not to damage the surface of said lands or to interfere with the use there by the 2nd party, its successors or assigns.

CORPORATE ACKNOWLEDGEMENT

STATE OF HAWAII  
 City: County of Honolulu ) ss.

On this 5<sup>th</sup> day of September, 19 80, before me appeared  
Martha J. Harris to me personally known, who, being by me duly sworn, did

say that she is the PRESIDENT  
 of Atlas Window Cleaning Contractors, Inc and that the seal affixed to said instrument is the corporate seal of said corporation, and that the instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said PRESIDENT acknowledged the instrument to be the free act and deed of said corporation ~~and that said corporation has a corporate seal~~



Notary Public, Evelyn M. Ho  
12 Judicial Circuit, State of Hawaii  
 My commission expires 7-31-84