

# DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, Made this 27th day of May (Estate No. ) 19 82  
 Between GRACE WILLIAMS and CHARLES K. WILLIAMS, Mother and Son as Joint Tenants  
 whose address is 109 Rawhide Carson City, Nevada 89701  
 (Number and Street) (City) (State)  
 FRONTIER TITLE COMPANY  
 JOHN W. JOYCE, a married man as his sole and separate property  
 (Name) (State)  
 herein called GRANTOR or TRUSTOR,  
 herein called TRUSTEE, and  
 herein called BENEFICIARY.

Witnesseth: That Trustee irrevocably GRANTS, BARGAINS, SELLS, AND TRANSFERS to TRUSTEE in TRUST WITH POWER OF SALE, that real property in the County of Lincoln State of Nevada, described as:

SEE ATTACHED EXHIBIT "A"

IN the event grantor shall sell, transfer or convey, or contract to sell, transfer or convey, the herein described parcel of real property, or any portion thereof or any interest therein, the obligation secured by this deed of trust shall forthwith become due and payable, although the time of maturity expressed therein shall not have arrived.

Together with all appurtenances thereunto belonging or in any wise appertaining, all fixtures now or hereafter attached to or used in connection with the property herein described, and all rents, issues and profits of said real property, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by Paragraph 3 of Part B of the provisions incorporated herein by reference to collect and apply such rents, issues and profits, FOR THE PURPOSE OF SECURING payment of indebtedness evidenced by a promissory note, of even date herewith, executed by Trustor in the principal sum of THREE THOUSAND ONE HUNDRED AND NO/100 Dollars (\$ 3,100.00 ), payable to Beneficiary or order, payment of any additional sums and interest thereon which may hereafter be loaned to the Trustor or his successors or assigns by the Beneficiary, and the performance of each agreement herein contained. Additional loans hereafter made and interest thereon shall be secured by this Deed of Trust only if made to the Trustor while he is the owner of record of his present interest in said property, or to his successors or assigns while they are the owners of record thereof, and shall be evidenced by a promissory note reciting that it is secured by this Deed of Trust.

BY THE EXECUTION AND DELIVERY OF THIS DEED OF TRUST and the note secured hereby the parties hereto agree that there are adopted and included herein for any and all purposes by reference as though the same were written in full herein the provisions of Section A, including paragraphs 1 through 4 thereof, and of Section B, including paragraphs 1 through 14 thereof, of that certain Master Form Deed of Trust recorded in the official records in the offices of the County Recorders of the following counties of the State of Nevada on June 17, 1970, unless otherwise indicated by \*, \*\*, or \*\*\*, under the Document or File No. and in the books and pages designated after the name of each county:

County	Document or File No.	Book	Page	County	Document or File No.	Book	Page
Churchill	122828	19	343	Lyon	03174		
Clark	036923	047	6-1	Mineral	06434	22	512
Douglas	48420	76	560	Nye	18337	135	55
Elko	50546	125	685	Perkins	76277	Roll 20	327
Esmeraldas	45482	1-4 of Deeds	54	Storey	34483	"S" of Mortgages	324
Eureka	32734	45	500	Washoe	176709	470	22
Humboldt	142365	48	1-1	White Pine	156259	326	274
Lander	89150	98	359	Carson City	71598	98	396
Lincoln	49141	Q of Mortgages	55	(formerly Ormsby)			

\* June 12, 1970. \*\* June 15, 1970. \*\*\* July 10, 1970  
 A copy of said provisions so adopted and included herein by reference is set forth on the reverse hereof.  
 The parties herein further agree that with respect to said paragraph 14 of the provisions of Section B incorporated herein by reference, the amount of fire insurance required by Covenant No. 2 shall be \$ 6,700.00 and with respect to attorneys' fees provided for by Covenant No. 7, the percentage shall be awarded by the appropriate court.

THE UNDERSIGNED TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREIN OR BE MAILED TO HIM AT HIS ADDRESS HEREIN BEFORE SET FORTH.

Grace Williams  
 GRACE WILLIAMS  
Charles K. Williams  
 CHARLES K. WILLIAMS

STATE OF NEVADA On June 1, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Grace Williams known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.

Notary's Signature Margaret H. Jones

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO  
 AMERICAN INVESTORS MGT.  
 P O Box 2997  
 Reno, Nevada 89505

SPACE BELOW FOR RECORDER'S USE  
 No. 15701  
 FILED AND RECORDED AT REQUEST OF FRONTIER TITLE CO. JUNE 24, 1982 AT 15 MINUTES PAST 2 O'CLOCK P.M. IN BOOK 50 OF OFFICIAL RECORDS, PAGE 595 LINCOLN COUNTY, NEVADA.  
Frankie Adams  
 COUNTY RECORDER 50 PAGE 595 ind

Name  
 Street Address  
 City State Zip

EXHIBIT "A"

PARCEL 1

That parcel of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Five (5), Township Two South (T2S), Range Sixty-eight East (R68E), M. D. B. &M., with in the Town of Panaca, County of Lincoln, State of Nevada, more particularly described as: beginning at the point on the north side of B Street at the center of the intersection of Second Street with the north side of B Street, shown on the Official Plat of the Town of Panaca as between Block One (1) and Twenty (20), said point being located about 33 rods west of the actual Townsite boundary line, and running thence northerly at right angles to said B Street a distance of 126', thence at right angles easterly 115', thence at right angles southerly 126', thence westerly 115' along the north side of said B Street to point of beginning.

PARCEL 2

Commencing at a point on the north side of the Upper Lane, also known as "B" Street in the town of Panaca, Nevada, at the center of the intersection of 2nd street with the north side of "B" street shown on the official plat as between Blocks 1 and 20 about 33 rods west of the actual boundary line and running thence East along said North side of the Upper lane a distance of 115 feet to the true point of beginning, thence continuing east along said north side of the Upper lane a distance of 75 feet, thence at right angles north a distance of 126 feet, thence at right angles west a distance of 75 feet, thence at right angles south a distance of 126 feet to the true point of beginning. Being a parcel of land situate on the north side of the Upper Lane.

STATE OF NEVADA,

County of WASHOE

On June 15, 1982

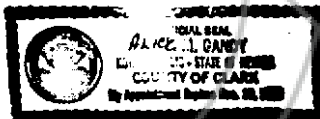
DATE

personally appeared before me,

a Notary Public (or judge or other officer, as the case may be).

Charles K. Williams

who acknowledged that he executed the above instrument.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Panaca the day and year in this certificate first above written.

Charles L. Gandy  
Signature of Notary

BOOK

50 PAGE 596