

Lincoln County

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 18th day of July, 1984, between GARLAND W. BALLENTINE and JANICE R. BALLENTINE, Husband and Wife as Joint Tenants

whose address is P.O. Box 436, Alamo, Nevada, herein called TRUSTOR.

PREFERRED ESCROW SERVICE, a Nevada Corporation, herein called TRUSTEE, and WAYNE E. FAGAN and LENA M. FAGAN, Husband and Wife as Joint Tenants, 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: Commencing at the Southwest (SW) corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., more particularly described per EXHIBIT "A", attached hereto and made a part hereof.

This Trust Deed is being given as a portion of the purchase price.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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 \$ 20,000.00 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 Deed of Trust recorded in the Book and at the page, or Document No. of Official 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.:

COUNTY	DOCUMENT NUMBER	BOOK	PAGE	COUNTY	DOCUMENT NUMBER	BOOK	PAGE	COUNTY	DOCUMENT NUMBER	BOOK	PAGE
Clerk	413867	514		Humboldt	118886	3	83	Hye	47187	67	163
Churchill	104132	34 mrgs.	591	Lander	41172	3	754	Ormsby	72837	16	102
Douglas	24485	22	418	Lincoln	41292	8 mrgs.	467	Pershing	57488	38	58
Elko	14851	43	343	Washoe	407295	734	221	Storey	28573	R mrgs.	112
Esmeralda	28291	3H deeds	138-141	Lyon	88486	31 mrgs.	449	White Pine	128126	281	341-344
Eureka	31602	3	283	Mineral	76449	18 mrgs.	334-337				

(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 parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$ _____ and with respect to attorneys' 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.

STATE OF NEVADA, Lincoln } SS.
COUNTY OF CLARK

On July 28, 1984 personally appeared before me, a Notary Public,

Garland W. Ballentine
Janice R. Ballentine

Garland W. Ballentine
GARLAND W. BALLENTINE
Janice R. Ballentine
JANICE R. BALLENTINE

who acknowledged that he executed the above instrument.

Signature Marjorie C. Watson
(NOTARY PUBLIC)
Notary Public State of Nevada
LINCOLN COUNTY
Marjorie Watson
My Commission Expires July 28, 1990
Notarial Seal

Title Order No. _____
Escrow or Loan No. 7334-JS
—SPACE BELOW THIS LINE FOR RECORDER'S USE—

No. **80515**

FILED AND RECORDED AT REQUEST OF
Preferred Escrow Service
Aug. 2, 1984
AT 15 MINUTES PAST 1 O'CLOCK
P.M. IN BOOK 60 OF OFFICIAL
RECORDS, PAGE 697 LINCOLN
COUNTY, NEVADA.

YURIKO SETZER
COUNTY RECORDER
By Marjorie Watson, Deputy

BOOK **60** PAGE **697**

THIS FORM COMPLIMENTS OF
PREFERRED ESCROW SERVICE
WHEN RECORDED MAIL TO
Name: **PREFERRED ESCROW SERVICE**
Street Address: **820 Rancho Lane #820**
Las Vegas, Nevada 89106
City & State: _____

EXHIBIT "A"

That certain parcel of land situate in Pahranaqat Valley, County of Lincoln, State of Nevada, and bounded and described as follows:

Commencing at the Southwest (SW) corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., thence running due East along the South line of said Northeast Quarter (NE $\frac{1}{4}$) of Southwest Quarter (SW $\frac{1}{4}$) a distance of 910 feet more or less to the West line of Main Street at the Northeast (NE) corner of Lot 1, Block 46, Alamo Townsite on file in the Office of the County Recorder of said Lincoln County; running thence North 1 $^{\circ}$ 23' West along the West side of said Main Street and the projection thereof a distance of 685 feet, thence South 88 $^{\circ}$ 37' West a distance of 200 feet to the true point of beginning; thence North 1 $^{\circ}$ 23' West a distance of 218.78 feet, thence due West a distance of 100 feet, thence South 1 $^{\circ}$ 23' East a distance of 220.67 feet, thence North 88 $^{\circ}$ 37' East a distance of 100 feet to the point of beginning.

Together with a non-exclusive easement 45 feet wide for a roadway and utilities, the center line of which is described as follows: commencing at a point in the West line of said Main Street and the projection thereof a distance of 662.50 feet bearing North 1 $^{\circ}$ 23' West from said Northeast (NE) corner of Lot 1, Block 46; running thence South 88 $^{\circ}$ 37' West a distance of 300 feet to the point of ending.