

Lincoln County

All Inclusive

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 15th day of JANUARY, 1987, between

VERNON LEE COWIN AND BEVERLY BETH COWIN HUSBAND AND WIFE AS JOINT TENANTS, herein called TRUSTOR, whose address is 1234 Janet Road Kingman Arizona 86401 (number and street) (city) (state) (zip)

NEVADA TITLE COMPANY, a Nevada Corporation, herein called TRUSTEE, and HOMER HANSEN, trustee and Sara Jane Hansen, trustee DOUGLAS BARLOW, trustee and SUSAN BARLOW, trustee, 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:

Lot 3 of Subdivision Map Page 234, Recorded August 6, 1984 DOCUMENT #80558 Lincoln County Official Records, Lincoln County, Nevada.

SEE EXHIBIT "A" ATTACHED HERETO FOR ALL INCLUSIVE PROVISIONS

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 \$4,900.00 advanced 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, notwithstanding the name of such county, viz.:

COUNTY	DOCUMENT No.	BOOK	PAGE	COUNTY	DOCUMENT No.	BOOK	PAGE	COUNTY	DOCUMENT No.	BOOK	PAGE
Clark	413987	316		Humboldt	114984	3	81	Nye	47157	67	168
Churchill	104122	34 mgs.	591	Lander	41172	3	758	Ormsby	72637	19	108
Douglas	24492	22	415	Lincoln	41292	0 mgs.	467	Pardoe	57409	38	88
Elko	14821	43	243	Washoe	407205	734	221	Storey	30872	8 mgs.	112
Esmeralda	26291	3H deeds	128-141	Lyon	28484	21 mgs.	449	White Pine	128126	261	241-244
Garfield	29607	3	282	Mineral	76548	16 mgs.	534-537				

(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 reasonable as determined by a court with jurisdiction.

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, COUNTY OF MOHAVE } ss. On 1/27/87 personally appeared before me, a Notary Public,

Vernon Lee Cowin
VERNON LEE COWIN

Vernon Lee Cowin and Beverly Beth Cowin who acknowledged that they executed the above instrument.

Beverly Beth Cowin
BEVERLY BETH COWIN

Signature Spren S. Starkey
(Notary Public)
My Commission Expires June 2, 1989

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

NEVADA TITLE COMPANY
WHEN RECORDED MAIL TO
MR HANSEN
1325 South Maryland Pky.
Las Vegas, Nevada 89104

EXHIBIT A

The Deed of Trust securing this Note contains the following:

"This is an all-inclusive second Deed of Trust, securing this note for \$4,900.00, which includes within said sum a \$12,158.57 original obligation of Beneficiary to ANDY WILSON, ET AL

Beneficiary hereby agrees with Trustor to discharge said \$12,158.57 original obligation in accordance with its terms and to hold Trustor harmless from the failure of Beneficiary to so discharge said obligation. In the event said Note is in default, Trustor may, at his option, make payments thereon and credit any and all such payments against the unpaid balance of the Note secured by this Deed of Trust.

Irrespective of any provision 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 balance, if any, of principal, interest and charges existing upon the \$12,158.57 original obligation, referred to above, as exist at the time of the Trustee's sale upon such foreclosure, satisfaction of which unpaid balance must be submitted to Trustee prior to such sale."

TRUSTOR:

Vernon Lee Cowin
Vernon Lee Cowin

Beverly Beth Cowin
Beverly Beth Cowin

BENEFICIARY:

Homer K. Hansen, Trustee

Sara Jane Hansen, Trustee

Douglas K. Barlow, Trustee

Susan L. Barlow, Trustee

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TRUSTOR:

Vernon Lee Cowin

Beverly Beth Cowin

BENEFICIARY:

Homer A. Hansen, Trustee

Sara Jane Hansen, Trustee

Douglas K. Barlow, Trustee

Susan L. Barlow, Trustee

No. 86308
FILED AND RECORDED AT REQUEST OF
Barlow's Realty
Feb. 27, 1987
AT 1 MINUTES PAST 1 O'CLOCK
P M IN BOOK 73 OF OFFICIAL
RECORDS, PAGE 690 LINCOLN
COUNTY, NEVADA

FRANK C. HULSE
COUNTY RECORDER

By Maria Cordia, Deputy