

Lincoln County

LV 87-69128-CQ

THIS DEED OF TRUST, made this 15th day of September, 19 87 between Freda v. Shelton, a widow & Joel D. Shumway and Denise L. Shumway, Husband and Wife, all as joint tenants.

\_\_\_\_\_ herein called GRANTOR or TRUSTOR whose mailing address is P.O. box 462, Alamo, NV 89001

LAND TITLE OF NEVADA INC. a NEVADA corporation, herein called Trustee, and Nevada Bank & Trust Company

\_\_\_\_\_ herein called BENEFICIARY. WITNESSETH THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of 10,702.83 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, INTHEREFORE, 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 Trustor or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may hereafter be 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 Lincoln County Nevada, described as:

Lot forty-six (46) of Alamo South Subdivision, Tract No. 1, Unit no. 2, Lincoln County Nevada.

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefitting 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 same default hereunder and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the hands of any party hereto. TO HAVE AND TO HOLD said property upon and subject to the trusts and agreements herein set forth and incorporated herein by reference. The following covenants, Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9 of NRS 107.030 are hereby adopted and made a part of this deed of trust, EXCEPT ONLY that the amounts agreed upon by the parties to this instrument with respect to covenants Nos. 2, 3 and 7 incorporated by reference of such trusts and agreements is respectively as follows: Covenant No. 2, \$ 20,000.00; Covenant No. 4, 11.25%; Covenant No. 7, 20.0%. Such provisions so incorporated shall have the same force and effect as though specifically set forth and incorporated verbatim in this deed of trust. THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and any notice of sale hereunder be mailed to him at the address hereinafter set forth.

IN WITNESS WHEREOF, Grantor has executed this instrument. Freda V. Shelton Freda V. Shelton

Signature of Trustor: Joel D. Shumway Joel D. Shumway Denise L. Shumway Denise L. Shumway

STATE OF NEVADA, COUNTY OF Lincoln On this 15th day of September, 19 87 personally appeared before me, a Notary Public in and for said County, Freda V. Shelton, Joel D. Shumway & Denise L. Shumway

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes herein mentioned. WITNESS my hand and official seal.

Cindy A. Nesbitt Notary Public in and for said County and State.

(If executed by a corporation, the corporation form of acknowledgment must be used.) (NOTARIAL SEAL) OFFICIAL SEAL CINDY A. NESBITT NOTARY PUBLIC - NEVADA PRINCIPAL OFFICE IN LINCOLN COUNTY My Commission Exp. Aug. 4, 1990

Order No. \_\_\_\_\_ When Recorded, Mail to Nevada Bank & Trust Co., PO BOX 300, Alamo NV 89001 No. 87771 FILED AND RECORDED AT REQUEST OF Dominick Belingeri 25 September 1987 AT 10 MINUTES PAST 2 O'CLOCK P. M IN BOOK 77 OF OFFICIAL RECORDS, PAGE 137 LINCOLN COUNTY, NEVADA. Frank C. Huise COUNTY RECORDER