

Lincoln County

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this Sixth day of September, 1990, between **DAVID HASKELL KOPELMAN and VIRGINIA BOWDEN KOPELMAN, husband and wife,** whose mailing address is P.O. Box 383/Alamo, Nevada 89001, herein called GRANTOR or TRUSTOR,

TITLE INSURANCE COMPANY OF MINNESOTA, A Minnesota Corporation, herein called TRUSTEE, and GERALD H. WILSON and MARY S. WILSON, 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 NINE THOUSAND, FORTY-FIVE and NO/100 (\$9,045.00) 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:

Parcel Numbered 17-1 and 17-2 of Parcel Map shown on page 303 of Plats in the Office of the County Recorder of Lincoln County, Nevada, and being situate in the South half (S 1/2), of the Southeast Quarter (SE 1/4), of the Northwest Quarter (NW 1/4), of the Southwest Quarter (SW 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., Lincoln County, Nevada.

This Deed of Trust is recorded as a first lien against the hereinabove described property.

The secured hereby is given as a portion of the purchase price for the property described hereinabove.

Note secured by this Deed of Trust payable at Las Vegas, Nevada, or as directed, 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 same 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 \$9,045.00 and with respect to attorney's fees provided for by covenant 7 the percentage shall be reasonable.

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 herein before set forth.

REFER TO EXHIBIT "A" ATTACHED HERETO FOR ADDITIONAL TRUSTORS SIGNATURE AND ACKNOWLEDGEMENT AND BY THIS REFERENCE MADE A PART HEREOF.

David Haskell Kopelman
David Haskell Kopelman

If executed by a Corporation the Corporation Form of Acknowledgement must be used.

STATE OF NEVADA }
COUNTY OF Suffolk } ss.
On 15th of October 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Haskell Kopelman 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 therein mentioned. WITNESS my hand and official seal.
Signature Deborah A. Shea
DEBORAH A. SHEA
Notary Public (Printed)
Notary Public in and for Nevada State.

When Recorded mail to: MINNESOTA TITLE
1830 E. Sahara Avenue, #120/LV/NV 89106
22-76665 NN Loan No.

SPACE BELOW THIS LINE FOR RECORDER'S USE

No. 095671
FILED AND RECORDED AT SO
Minnesota Title
Jan. 11, 1991
J.A. 1... 2...
A... 94... OFF...
REC... 199... LINCOLN
COUNTY, NEVADA.
Deborah A. Shea
COUNTY REC'D FILED
BOOK 94 PAGE 159

EXHIBIT "A"
to
SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Virginia Bowden Kopelman
Virginia Bowden Kopelman

STATE OF)
COUNTY OF) ss.

On this 22nd day of October, 1990, the undersigned, a Notary Public in and for said County and State, personally appeared, Virginia Bowden Kopelman, who proved to be on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, ^{DATED SEPTEMBER 6, 1990} who acknowledged to me that she executed the same freely and voluntarily and for uses and purposes therein mentioned.

Lise Proctor
Notary Public in and for said
County and State.

OFFICIAL SEAL:



WHEN RECORDED RETURN TO, and
RECORDED AT THE REQUEST OF:

MINNESOTA TITLE
1830 E. Sahara Avenue
Ste. 120
Las Vegas, Nevada 89104

22-76665 NN

SPACE BELOW RESERVED FOR RECORDER