

Please Return to:  
Keith Edwards  
415 So. 6th St., suite 300  
Las Vegas,  
Nevada 89101

Deed of Trust

This deed of trust, made on this 25<sup>th</sup> day of March, 1991, by and between Larry A. Dotson and Joyce M. Dotson of Panaca, Lincoln County, Nevada as TRUSTORS, and Mary Reid Edwards of 628 Ave. I, Boulder City, Nevada, Sheldon Mahlon Edwards and Carole Edwards of 1705 Westwind Road, Las Vegas, Nevada, as Trustees and Beneficiary, witnesseth: that trustor hereby grants, conveys and confirms to trustee, in trust with power of sale, the real property situate Panaca, County of Lincoln, State of Nevada, described as follows:

That portion of Lot Four(4) in Block Thirty-six (36) in the Town of Panaca, as designated upon the Official Map of said Town on file in the County Recorder's office, County of Lincoln, State of Nevada, described as follows:

BEGINNING at the Northeast corner of Lot Four (4) of said Block Thirty-six (36); thence Southerly along the East line of said Lot Four(4) a distance of 159 feet to the Northeast corner of that certain parcel of land conveyed by Mary Reid Edwards, Elbert Bird Edwards, Sheldon Mahlon Edwards and Carole Parker Edwards to Bryce Dotson and Jeanette Dotson, Husband and Wife and Blanche Dotson, a widow, as joint tenants, by deed recorded September 9, 1982, in Book 51, page 578, document number 76173, of Real Estates Deeds of Lincoln County Records; thence Westerly along the North boundary of said parcel and parallel with the South line of said Lot Four (4) 264 feet to a point on the West line of said Lot Four(4); thence Northerly along the said West line 159 feet to the Northwest corner of said Lot Four (4); thence Easterly along the North line of said Lot Four (4) a distance of 264 feet to the point of beginning.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions remainder and remainders rents, issues and profits thereof, also all water rights and shares used in connection therewith, all shares of stock evidencing the same and also all the estate, right title, and interest, homestead or other claim or demand, as well in law as in equity that trustor now has or may hereafter acquire of, in, and to the premises or any part thereof, with appurtenances.

To have and to hold the same to trustee and its successors, on the trusts hereinafter expressed, namely, a security for the payment of that certain promissory note of even date herewith in the sum of Five Thousand Dollars (\$5,000.00).

The following covenants, numbers 1, 3, 4, 5, 6, 7, 8 and 9 of Nevada Revised Statutes 107.030, are hereby adopted and made a part of this deed of trust. Such provisions so incorporated shall have the same force and effect as though specifically set forth and incorporated verbatim in this deed of trust. In the event of conflict between the provisions on the face of this deed of trust and the covenants adopted by reference, the covenants on the face of this deed of trust shall control.

Trustor promises to properly care for and keep the

property herein described in first-class condition, order and to care for and protect the property; to pay, when due, all claims for labor performed and for materials furnished for any construction undertaken during the pendency of this agreement.

In the event that any action or proceeding is brought to exercise the right of eminent domain on the property or any part thereof, trustor agrees to pay to beneficiary all sums received by trustor as compensation or damages for the condemnation of the property or any part thereof, and such sums shall be applicable to the payment of the indebtedness secured hereby, whether or not due.

In the event of the transfer of the property other than through probate to an heir or my the laws of succession upon the death of one of the trustors, this agreement shall not be assumable and all sums then outstanding on the promissory note shall become immediately due and payable.

All the provisions of this instrument shall inure to and bind the heirs, devisees, legal representatives, successors, and assigns of each party hereto respectively. The rights or remedies granted hereunder or by law shall not be exclusive but shall be concurrent and cumulative.

It is expressly agreed that the trusts created hereby are irrevocable by trustor.

Trustor hereby covenants and agrees to pay all reconveyance fees charged by trustee at the time of full payment of the indebtedness secured hereby.

In witness whereof, trustor has executed the above and foregoing the day and year first above written.

*Larry A. Dotson*  
LARRY A. DOTSON

*Joyce M. Dotson*  
JOYCE M. DOTSON

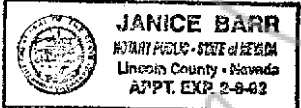
STATE OF NEVADA)

COUNTY OF LINCOLN)

On March 30, 1991 personally appeared before me, a Notary Public, Larry A. Dotson and Joyce M. Dotson

who acknowledged that they executed the above instrument.

Signature *Janice Barr*  
(Notary Public)



No. 095497  
FILED A RECORDED IN THE OFFICE OF  
Keith Edwards  
April 15, 1991  
AT 45 \_\_\_\_\_  
P. \_\_\_\_\_ 96 OFFICE  
REC. \_\_\_\_\_ 174 LINCOLN  
COUNTY, NEVADA.

YURIKO SRETZER  
COUNTY REC'D OFF  
By *Bhonda Zehner*, Deputy