## Lincoln County

As Trustor, and _	Security Pacific Bank
a corporation duly  As Trustee, and	y organized and existing under and by virtue of the laws of the State of Nevada Century One Builders of Nevada, Inc.
neuter genders ar	, as Beneficiary. (It is distinctly understood that the word "Trustor" and the word the Trustor, as herein used, are intended to and do include the masculine, feminine and the singular and plural numbers, as indicated by the content.)
power of sale, the	d: That said Trustor hereby grants, conveys and confirms unto said Trustee in trust with following described real property situate in the <a href="City of Alamo">City of Alamo</a> County of <a href="Lincoln">Lincoln</a> State of Newada to with

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 Home Improvement Retail Installment Sale Agreement of even date herewith, and any extension or renewal thereof, in the principal sum of

\$ \_\_\_\_\_3000\_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

Trustor grants to Beneficiary the right to record notice that this deed of trust is security for additional amounts and obligations not specifically mentioned herein but which constitute indebtedness or obligations of the Trustor for which Beneficiary may claim this deed of trust as security.

## AND THIS INDENTURE FURTHER WITNESSETH:

FIRST: The Trustor promises to properly care for and keep the properly herein described in first class condition, order and repair; to care for, protect and repair all buildings and improvements situate thereon, not to remove or demolish any buildings or other improvements situate thereon; and otherwise to protect and preserve the said premises and the improvements thereon and not to commit or permit any waste or deterioration of said buildings and improvements or of said premises.

SECOND: The following covenants, Nos. 1, 2 (\$ \_\_\_\_n/a \_\_\_ amount of insurance) 3, 4 (interest 1% per month) 5, 6, 7 (counset fees 10%) and 8 of N. R. S. 107.030, are hereby adopted and made a part of this deed of trust.

THIRD: In the event of a deficiency after sale pursuant to the covenants incorporated he sin, the Beneficiary has a right to claim and collect such deficiency out of other property not otherwise exempt of the Trustor, by suit or otherwise, together with costs incurred and a reasonable attorneys' fee.

FOURTH: The rights and remedies hereby granted shall not exclude any other rights or remedies granted herein or by law, and all rights or remedies granted hereunder or permitted by law shall be concurrent and cumulative.

FIFTH: Trustor further agrees that the Beneficiary may from time to time and for periods not exceeding one year, in behalf of the Trustor renew or extend the Home Improvement Retail Installment Sale Agreement secured hereby and said renewal or extension, shall be conclusively deemed to have been made when so endorsed on said Home Improvement Retail Installment Sale Agreement by the Beneficiary in behalf of the Trustor.

SIXTH: Trustor shall pay all taxes, assessments, insurance premiums, and prior liens to which such property may be subject. In case Trustor shall fail to pay such expenses, Beneficiary, at its option, may pay them and all sums of money so expended shall be repayable by Trustor(s) and such expenditures shall be secured by this Deed of Trust, it being agreed that such expenditures are upon the interest of the Trustor.

SEVENTH: All the provisions of this instrument shall inure to, apply to, and bind the legal representaives, successors and assigns of each party hereto respectively.

EIGHTH: If all or any part of the property or an interest in the property is sold or transferred by rustor without Beneficiary's prior written consent, Beneficiary at Beneficiary's option, may require mmediate payment in full of the entire amount due under the Deed of Trust and Home Improvement Retail nstallment Sale Agreement. Beneficiary, at Beneficiary's option, may waive the right to declare the balance mmediately due and may accept in writing an assumption agreement executed by the person to whom the rustor is transferring or selling the interest in the property. If Beneficiary does allow Trustor's successor in aterest to assume the obligation, Trustor will be released from further obligation under this Deed of Trust nd the Home Improvement Retail Installment Sale Agreement. The following types of transfers will not ive Beneficiary the right to require immediate payment in full:

a) the creation of liens or other claims against the property which are inferior to this Deed of Trust;

a transfer of rights in household appliances to a person who provides the Trustor with the money to buy these appliances in order to protect that person against possible losses;

2) a transfer of the land to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law;

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(d) leasing the property for	three years or less, so long as the lease does not include an option to have
e a transfer to frustor's ra	lative resulting from death of the Trustor
ic a transfer to Trustor's	s spouse or children become owners of the property:
settlement agreement.	
(h) a transfer into an inter	vivos trust in which the Trustor is and remains a beneficiary, so long as there is
no transfer of rights of o	ccupancy in the property.
NINTH: In the event	of a default in the performance or payment under this deed of trust or the
	of trust has been executed, any notice given under Section 107.080 N. R. S.
	Mail to the Trustor(s) addressed to
	nding upon the Trustor(s), assignee(s), or grantee(s) from the Trustor(s).
TENTH: It is expressly	agreed that the trusts created hereby are irrevocable by the Trustor.
	F, the Trustor has executed these presents the day and year first above written.
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	idous Wholes
	Witness
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	STATE OF ARIZONA )
	COUNTY OF MARICOPA )
	CARLI OF PARICLES 1
	on this day of February in the year 1992, before me Micki
	Elayne Woods personally appeared James 10 Patter
	known to me to be the person whose name is subscribed to the within instrument as a
	witness thereto, who being by me duly sworm, deposed and said: that (a)he
	resides at PAX H2 ; that (she) was
_	present and saw Lawrence E. J. Dehorah S. Stewart
	personally known to him to be the persons described in and whose names are subscribed
	to the within and annexed instrument, execute the same; and that affiant subscribed
/ /	his name thereto as a vitness to said execution.
/ /	WITNESS my hand and official meal
/ /	
1 1	Micki Elagre Woods
	OFFICIAL BEAL
	MICRO ELAYNE WOODS
_ \ \	MARCOPA COUNTY  Ab Crame Provide July 18, 1995
	(SEAL) Notary Public in and for said County and State
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## EXHIBIT "A"

Beginning at the Southeast corner of this parcel, from which the North 4 corner of said Section 16 bears North 67 space, 51 feet, 15 inches East a distance of 1,004.75 feet; thence South 80 space, 11 feet, 57 inches. West a distance of 375 feet, to the Southwest corner; thence North 17 space, 11 feet, 6 inches West: distance of 200 feet to Northwest corner; thence North 80 space, 11 feet, 57 inches East, a distance of 375 feet to the Northeast corner; thence South 17 space, 11 feet, 6 inches East, a distance of 200 feet to South east corner, which is the point of beginning.

Said land is known as parcel No. 2 of that certain parcel map recorded June 12, 1991 in the Office of the County Recorder of Lincoln County, Nevada as file No. 96826 Lincoln County Recorder's Office.

## 098105

Century One Builders of Nv.

Feb. 28, 1992

1 MINUSESFAST OCCUR

P. MIN BOCK 100 OF OFFICIAL

ONLY, NEVADA.

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