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DEED OF TRUST

THIS DEED OF TRUST, made this 16th day of MAY, 1994, by and between LELAND LESICKA and TONI LESICKA, husband and wife, as Joint Tenants, as Trustor, and STEWART TITLE OF NORTHEASTERN NEVADA, a Nevada corporation, dba FRONTIER TITLE COMPANY, as Trustee, and DON SHANKS and CAROL SHANKS, husband and wife, as Joint Tenants, as to an undivided fifty percent (50%) interest, and KEITH RUSSELL STEVER and MARYANNA STEVER, husband and wife, as Joint Tenants, as to an undivided fifty percent (50%) interest, as Beneficiary. (It is distinctly understood that the words "Trustor" and "Beneficiary" and the word "his" referring to the Trustor or Beneficiary, as herein used, are intended to and do include the masculine, feminine and neuter genders and the singular and plural numbers, as indicated by the context.)

W I T N E S S E T H:

That said Trustor hereby grants, conveys and confirms unto said Trustee in trust with power of sale, the following described real property situate in the County of Lincoln, State of Nevada, to-wit:

Lots 30 and 31 in block 30 as said lots and block are delineated on the Official Map and Plat of the Town of Pioche.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title and interest, homestead or other claim or demand, as well in law as in equity, which the Trustor now has or may hereafter acquire, or, in or to the said premises or any part thereof, with the appurtenances.

As additional security, Trustor hereby assigns all rents from such property and gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues, and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues, and profits as they become due and payable.

Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

The entering upon and taking possession of said property, the collection of such rents, issues, and profits, and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

In the event all or any part of the property secured by

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(702) 289-4422

1 this Deed of Trust be sold, conveyed, transferred, or exchanged,
2 then the Note of even date secured hereby shall become immediately
due and payable at the option of the holder of said Note.

3 TO HAVE AND TO HOLD the same unto the said Trustee and
4 its successors, upon the trusts hereinafter expressed:

5 As security for the payment of FORTY THOUSAND DOLLARS
6 (\$40,000.00) in lawful money of the United States of America, with
7 interest thereon in like money and with expenses and counsel fees
8 according to the terms of the Promissory Note or Notes for said sum
9 executed and delivered by the Trustor to the Beneficiary; such
10 additional amounts as may be hereafter loaned by the Beneficiary or
11 his successor to the Trustor or any of them, or any successor in
12 interest of the Trustor, with interest thereon, and any other
13 indebtedness or obligation of the Trustor or any of them, and any
14 present or future demands of any kind or nature which the
Beneficiary, or his successor, may have against the Trustor or any
of them, whether created directly or acquired by assignment;
whether absolute or contingent; whether due or not, or whether
otherwise secured or not, or whether existing at the time of the
execution of this instrument, or arising thereafter; also as
security for the payment and performance of every obligation,
covenant, promise or agreement herein or in said note or notes
contained.

14 Trustor grants to Beneficiary the right to record notice
15 that this Deed of Trust is security for additional amounts and
16 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.

17 AND THIS INDENTURE FURTHER WITNESSETH:

18 FIRST: The Trustor promises and agrees to pay when due
19 all claims for labor performed and materials furnished for any
20 construction, alteration or repair upon the above-described
21 premises; to comply with all laws affecting said property or
22 relating to any alterations or improvements that may be made
thereon; not to commit, suffer or permit any acts upon said
property in violation of any law, covenant, condition or
restriction affecting said property.

23 SECOND: The Trustor promises to properly care for and
24 keep the property herein described in first-class condition, order
25 and repair; to care for, protect and repair all buildings and
26 improvements situate thereon; and otherwise to protect and preserve
27 the said premises and the improvements thereon and no to commit or
28 permit any waste or deterioration of said buildings and
29 improvements or of any premises. If the above-described property
is farm land, Trustor agrees to farm, cultivate and irrigate said
premises in a proper, approved and husbandmanlike manner.

30 THIRD: The following covenants, Nos. 1, 2 (\$40,000.00
31 amount of insurance), 3, 4 (interest 5% per annum), 5, 6, 7
32 (counsel fees 15%) and 8 of NRS 107.030, are hereby adopted and
made a part of this Deed of Trust.

30 FOURTH: Beneficiary may, from time to time, as provided
31 by statute, or by a writing, signed and acknowledged by him and
32 recorded in the office of the County Recorder of the County in
which said land or such part thereof as is then affected by this
Deed of Trust is situated, appoint another Trustee in place and

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1 stead of Trustee herein named, and thereupon, the Trustee herein
2 named shall be discharged and Trustee so appointed shall be
3 substituted as Trustee hereunder with the same effect as if
4 originally named Trustee herein.

5 FIFTH: Trustor agrees to pay any deficiency arising from
6 any cause after application of the proceeds of the sale held in
7 accordance with the provisions of the covenants hereinabove adopted
8 by reference.

9 SIXTH: The rights and remedies hereby granted shall not
10 exclude any other rights or remedies granted by law, and all rights
11 and remedies granted hereunder or permitted by law shall be
12 concurrent and cumulative. A violation of any of the covenants
13 herein expressly set forth shall have the same effect as the
14 violation of any covenant herein adopted by reference.

15 SEVENTH: In the event of any tax or assessment on the
16 interest under this Deed of Trust it will be deemed that such taxes
17 or assessments are upon the interest of the Trustor, who agrees to
18 pay such taxes or assessments although the same may be assessed
19 against the Beneficiary or Trustee.

20 EIGHTH: All the provisions of this instrument shall
21 inure to, apply, and bind the legal representatives, successors and
22 assigns of each party hereto respectively.

23 NINTH: In the event of a default in the performance or
24 payment under this Deed of Trust or the security for which this
25 Deed of Trust has been executed, any notice given under Section
26 107.080 NRS shall be give by registered letter to the Trustor(s) at
27 the address herein, P.O. Box 246 Pioche Nev 89443

28 and such notice shall be binding upon the Trustor(s), Assignee(s),
29 or Grantee(s) from the Trustor(s).

30 TENTH: It is expressly agreed that the trusts created
31 hereby are irrevocable by the Trustor.

32 IN WITNESS WHEREOF, the said Trustor has executed these
33 presents the day and year first above written.

Leland R. Lesicka
LELAND LESICKA

Toni Lesicka
TONI LESICKA

STATE OF NEVADA)
) SS.
COUNTY OF LINCOLN)

On this 16 day of MAY, 1994, before
me, a Notary Public, appeared LELAND LESICKA and TONI LESICKA,
known to me to be the persons described in and who acknowledged
that they executed the above instrument.



Alyson Hammond
NOTARY PUBLIC

GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
492 FIFTH STREET, P.O. BOX 8
ELY, NEVADA 89301
(702) 298-4422

COPY

101870

RECORDED AT REQUEST OF

Gary Fairman

May 20, 1994

35 MINUTES PART 4 OFFER

109 OFFICIAL

537 LINCOLN

NEVADA

Yvonne Setzer
CLERK