

102694

WHEN RECORDED, MAIL TO:  
Dixie Title Company  
205 East Tabernacle  
St. George, Utah 84770

FILED AND RECORDED AT RECORDS OFFICE OF  
Dixie Title Company  
November 14, 1994  
3:35 MINUTES PAST 1 O'CLOCK  
P.M. IN BOOK 111 OF OFFICIAL  
RECORDS, PAGE 486 LINCOLN  
COUNTY, NEVADA.

**TRUST DEED**

By Yuriko Setzer  
Audie Boucher, Deputy

THIS TRUST DEED is made this 15th day of October, 1994, between Jeffrey W. Simkins, as Trustor, whose address is 313 Pecos Way, Las Vegas, Nevada 89121 and Dixie Title Company as Trustee,\* and Ronald V. Cannon and Deloras F. Cannon Family Trust, Ronald V. Cannon and Deloras F. Cannon, Trustees, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Lincoln County, Nevada:

Parcel 4, as disclosed by that certain Survey Map as recorded July 21, 1987, as Entry No. 87241, in Book Plat A, Page 276 of the Official Records, pertaining to a portion of the S1/2 NE 1/4 SE1/4 NW1/4, Sec. 16, T5S, R69E, M.D.B.&M.

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$14,500.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in event of default in payment of the indebtedness secured hereby and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

DIXIE TITLE COMPANY IS HELD HARMLESS FROM ALL LIABILITY OR RESPONSIBILITY IN CONNECTION WITH THE PREPARATION AND/OR RECORDING OF THIS DOCUMENT

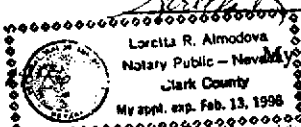
Jeffrey W. Simkins  
Jeffrey W. Simkins

State of Nevada  
County of Clark

On the 7 day of October, 1994, personally appeared before me Jeffrey W. Simkins, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:

Feb. 13, 1998



Loreita R. Almodova  
Notary Public - Nevada  
Clark County  
My appl. exp. Feb. 13, 1998

Residence is:

Las Vegas, Nev.

\*NOTE: Trustor must be a member of the Utah State Bar, a bank, trust company, savings and loan association authorized to do such business in Utah, a corporation authorized to do a trust business in Utah, or a title insurance or abstract company authorized to do such business in Utah.