

Mortgage No. 336935-2

ASSUMPTION AGREEMENT WITH RELEASE

THIS AGREEMENT is made this 29th day of MARCH, 1995, between SHAWN DOUGLAS AND TERI SUE WISCOMBE (Here "Borrower"), and JORDAN B. AND AVIS J. STEWART (here "ASSUMER"), and BANCOSTON MORTGAGE CORPORATION (here "LENDER"), for an assumption and release with respect to a promissory note dated JULY 30, 1993, in the original amount of U.S. \$40,633.00, bearing interest at the rate of 7.500 percent per annum, secured by a Security Deed of the same date, made by borrower to PLAZA SAVINGS AND LOAN ASSOCIATION, recorded in BK. 106, PGS. 627-631, LINCOLN County, NEVADA, secured by the following described property in LINCOLN County, NEVADA:

ALL OF LOT THREE (3) AND THE WEST ONE HALF OF LOT TWO (2) IN BLOCK THIRTY-NINE (39) IN THE THOMAS E. DIXON ADDITION TO THE CITY OF CALIENTE, NEVADA.

which has the address of 681 MAIN ST. CALIENTE, NEVADA 89008 (Herein "Property Address");

WHEREAS, BORROWER is indebted to LENDER under the note and Security Deed described above, payable in 360 monthly installments of \$284.11 due on the first day of each month, and;

WHEREAS, BORROWER desires to sell and ASSUMER desires to purchase such property subject to such indebtedness and to assume the unpaid principal owing to LENDER, but such Security Deed requires the written consent of LENDER prior to any sale or transfer of all or any part of such property, and a sale or transfer without consent of LENDER would constitute a default of such Security Deed, and BORROWER and ASSUMER wish to obtain the consent of LENDER to such sale or transfer;

NOW THEREFORE, for and in consideration of the granting of such consent by LENDER and of the benefits flowing to each of the parties hereto, they do agree as follows:

1. STATUS OF LOAN. As of the date of the transfer of the property on MARCH 31st, 1995, or as a result of such transfer, payments of principal and interest on the indebtedness are current, and the unpaid principal balance of the indebtedness to LENDER is \$40,026.72 as of such date, subject to payment of all checks in process in collection.

2. ASSUMPTION. ASSUMER hereby assumes such indebtedness and shall hereafter make all monthly payments as called for therein. If this agreement is entered into after the date of the transfer of the property, ASSUMER agrees and tenders herewith an amount necessary to make the loan current as of the date of this agreement. Further, ASSUMER agrees to abide by all provisions of such note and of the Security Deed securing such indebtedness

described above. In the event of any default by ASSUMER under the terms of such note or Security Deed, LENDER may exercise all remedies available to it under the terms of such note or Security Deed including an action at law against ASSUMER to collect any moneys due under the note, and exercise the remedies contained in the non-uniform covenants of the Security Deed. ASSUMER hereby acknowledges that LENDER has made all disclosures to ASSUMER as may be required under the Consumer Credit Protection Act of 1968 and Regulation Z (Title 12, part 226, Code of Federal Regulations).

3. FUNDS FOR TAXES AND INSURANCE. BORROWER hereby relinquishes and transfers to ASSUMER all BORROWER'S interest in any moneys which may be held by LENDER as escrow deposits for the purposes of application to taxes, assessments, fire or other insurance premiums, or any other purposes for which deposits are being required by LENDER.

4. LENDER CONSENT AND RELEASE. LENDER hereby consents to the sale and transfer of such property to ASSUMER by BORROWER, hereby accepts ASSUMER as its obligor, and shall amend its records to indicate the transfer of such indebtedness from the name of BORROWER to the name of ASSUMER, and LENDER shall henceforth in all respects treat ASSUMER as its borrower. LENDER hereby releases BORROWER from all obligations or liabilities under such note or Security Deed. All other terms of this agreement to the contrary, notwithstanding the remedies contained in the non-uniform covenants of the Security Deed shall remain in full force and effect in accordance with their terms.

5. FUTURE TRANSFER OF PROPERTY. ASSUMER agrees that the granting of consent by LENDER to this transfer shall not constitute a waiver of the restrictions on transfer contained in such Security Deed, and such restrictions shall continue in full force and any future transfer or sale by ASSUMER without the prior written consent of LENDER shall constitute a default of the terms of such Security Deed, and LENDER, at its option, may exercise all remedies available to it under the terms of such note and Security Deed.

6. WHEREVER the words "BORROWER" or "ASSUMER" are used in this agreement, they shall represent the plural as well as the singular, the feminine and neuter genders as well as the masculine, and shall include heirs, successors or assigns.

WITNESS WHEREOF, the parties have executed this agreement on the day and year aforesaid.

Shawn Douglas Wiscombe
SHAWN DOUGLAS WISCOMBE

Teri Sue Wiscombe
TERI SUE WISCOMBE

Signed, sealed and delivered in the presence of:

William Donald Stewart
Witness

Ann Joanne Stewart
Witness

STATE OF NEVADA)
COUNTY OF LINCOLN)

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SHAWN DOUGLAS WISCOMBE and TERI SUE WISCOMBE, to me known to be the persons described in and

Lincoln County

who executed the foregoing instrument, and severally acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State aforesaid this 29th day of March, 1995



TONYA T. SMITH
Notary Public - Nevada
Lincoln County
My appt. exp. Jan. 18, 1998

Tonya T. Smith
Notary Public
My Commission Expires: Jan. 18, 1998

Jordan B. Stewart
JORDAN B. STEWART

Avis Joanne Stewart
AVIS J. STEWART

Signed, sealed and delivered in the presence of:

Sharon Vaughn Stewart
Witness

Jim Sullivan
Witness

STATE OF NEVADA)
COUNTY OF LINCOLN)

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JORDAN B. STEWART and AVIS J. STEWART, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged before me that they executed the same.

Witness my hand and official seal in the State and County aforesaid this 29th day of March, 1995



TONYA T. SMITH
Notary Public - Nevada
Lincoln County
My appt. exp. Jan. 18, 1998

Tonya T. Smith
Notary Public
My Commission Expires: Jan 18, 1998

Lincoln County

LENDER: BANCOSTON MORTGAGE CORPORATION

Signed, sealed and delivered
in the presence of:

Tiffany St. John
Tiffany St. John (Witness)

By: Susan McManus
Susan McManus
Assistant Vice President

Joni Gardner
Joni Gardner (Witness)

Attest: Beth Darby
Beth Darby
Vice President

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF DUVAL

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Susan McManus and Beth Darby to me known to be the persons described in and who executed the foregoing instrument as Vice President and Vice President respectively, of the corporation named therein, and severally acknowledged before me that they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the State and County aforesaid this 30th day of March, 1995.

Melissa D. Smith
Melissa D. Smith
Notary Public State of Florida

MELISSA D. SMITH
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires July 7, 1995
Commission No. 00212331
Bonded thru Patterson-Bacht Agency

Prepared By:

PLEASE RECORD AND RETURN TO:
BANCOSTON MORTGAGE CORPORATION
ATTN: RESC CLOSING
7301 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

103275

NOTARY PUBLIC STATE OF FLORIDA

DOMINICK BELINGHERI

APRIL 5, 1995

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YURINO SETZER

BY Susan Bocher, DEPUTY