

Lincoln County

Order No. \_\_\_\_\_

Escrow No. 422471EY

When Recorded Mail To: Gary C. Simmons  
4792 Rita Drive  
Las Vegas, NV. 89121

Space above this line for recorder's use

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 13th day of September, 1995 between

MAJOR A. MASTIN, A SINGLE MAN, TRUSTOR,  
whose address is 7052 So. Neranto Ave., Las Vegas, NV. 89124  
(Number and Street) (City) (State)  
FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, TRUSTEE, and  
GARY C. SIMMONS AND BONNIE L. SIMMONS, HUSBAND AND WIFE AS JOINT TENANTS, BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the  
County of LINCOLN, State of NEVADA described as:

THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF U. S. GOVERNMENT LOT  
NUMBER 8, IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 67 EAST, M.D.B.6M.

Should the Trustor or his successor in interest without the consent in writing of the  
Beneficiary sell, transfer, or convey, or permit, or suffer to be sold, transferred or  
conveyed, his interest in the property (or any part thereof), then Beneficiary may at  
its election declare all sums secured hereby immediately due and payable. This provision  
shall apply to each and every sale, transfer, or conveyance, regardless whether or not  
Beneficiary has consented to, or waived, its right hereunder, whether by action or non-  
action, in connection with any previous sale, transfer, or conveyance, whether one or more.

422471

PROVIDED HOWEVER, if not sooner paid, the entire unpaid balance of principal and interest  
shall become all due and payable three years from the date of recording hereof.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to  
collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of the sum of \$ 7,800.00 with interest thereon according to the terms of a promissory  
note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agree-  
ment of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor,  
or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and  
adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the  
terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorder in the State of Nevada on January 30,  
1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. No.
Churchill	39 Mortgages	363	115384	Lincoln			45902
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050	Mineral	11 Off. Rec.	128	89073
Elko	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmaralda	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	46941	Parshing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	Storey	"S" Mortgages	206	31508
Lander	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107182
				White Pine	285 R. E. Records	258	

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B,  
(identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for  
all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor  
does not exceed a reasonable amount.

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

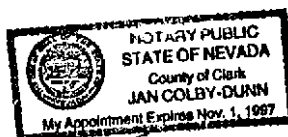
STATE OF NEVADA )  
County of Clark ) ss.

Signature of Trustor  
Major A. Mastin  
MAJOR A. MASTIN

On Oct. 3, 1995  
personally appeared before me, a Notary Public,

Major A. Mastin  
who acknowledged that he executed the above  
instrument.

Jan Colby-Dunn Notary Public



1791 (9/71)

COPY

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AND RECORDED AT REQUEST OF  
FIRST AMERICAN TITLE

OCTOBER 10, 1995

15 MINUTES FAST 1 OCL

IN BOOK 115 OF OFFICIAL

RECORDS, PAGE 353 LINCOLN

COUNTY, NEVADA.

YURIKO SETZER

BY *Leshie Boucher*, DEPUTY