

Lincoln County

Short Form Deed of Trust and Assignment of Rents

This Deed of Trust, made this 17th day of October, 1995, between David Carlson and Terrie Carlson, husband and wife

whose address is 2 MAIN ST., PIOCHE, NEVADA 89043 herein called TRUSTOR.

FIRST AMERICAN TITLE COMPANY herein called TRUSTEE, and SANDRA L. SEARS, AN UNMARRIED WOMAN herein called BENEFICIARY.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Lincoln County, Nevada, described as:

Lots Four and Five (4 & 5) in Block Five (5) as recorded in Official Records of Lincoln County, Recorder. Refer to record of Survey, Boundary Line. Adjustment as recorded at Plat A, Page 426, Survey Map, in Official Records of the Lincoln County Recorder.

Parcel Number: 1-065-22

"THIS NOTE AND DEED OF TRUST SHALL BECOME IMMEDIATELY DUE AND PAYABLE AT THE OPTION OF THE BENEFICIARY IF THE BORROWER SHALL SELL CONVEY OR TRANSFER THIS PROPERTY, OR IF THE TITLE THERETO SHALL BECOME VESTED IN ANY OTHER PERSON(S) IN ANY MANNER WHATSOEVER."

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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 promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 38,000.00 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 thereon.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or Document No. of Official Records in the Office of the County Recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	DOCUMENT NUMBER	BOOK	PAGE	COUNTY	DOCUMENT NUMBER	BOOK	PAGE	COUNTY	DOCUMENT NUMBER	BOOK	PAGE
Clerk	413887	818		Humboldt	116908	3	83	Nye	47157	67	103
Churchill	104132	24 mgs.	581	Lander	41172	3	758	Ormsby	72637	19	102
Douglas	24485	22	415	Lincoln	41292	0 mgs.	487	Perkins	57488	28	88
Eko	14831	43	343	Washoe	407205	734	221	Storey	28573	0 mgs.	112
Esmeralda	28291	204 deeds	138-141	Lyon	88486	31 mgs.	449	White Pine	126126	261	341-344
Eureka	39602	3	283	Mineral	78548	16 mgs.	834-837				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length, that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$ reasonable and with respect to attorneys' fees provided for by covenant 7 the percentage shall be reasonable

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth

*David Carlson*  
David Carlson

*Terrie Carlson*  
Terrie Carlson

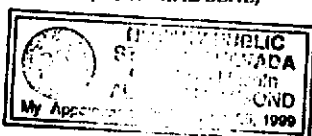
STATE OF NEVADA }  
COUNTY OF Lincoln } SS.

On October 20, 1995 (date) personally appeared before me, a notary public (or judge or other authorized person, as the case may be,) David Carlson & Terrie Carlson

personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

*Allyn Hansen*  
Signature

(NOTARIAL SEAL)



RECORDING NO. \_\_\_\_\_  
WHEN RECORDED MAIL TO: \_\_\_\_\_

104113

RECORDED AT PIOCHE, NV  
Richard Alfano  
Oct. 20, 1995  
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*Quinta Setzler*

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