

Lincoln County

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 24th day of APRIL, 1996, between JOSEPH D. PHILLIPS and JOYCE L. PHILLIPS, Husband and Wife as Joint Tenants, herein called GRANTOR or TRUSTOR

whose address is HCR 55, Hiko, Nevada 89017 (number and street) (city) (state) (zip)

NEVADA TITLE COMPANY, a Nevada Corporation, herein called TRUSTEE, and SIDNEY DELANEY PICKARD AND JOAN PICKARD, Husband and Wife as Joint Tenants, herein called BENEFICIARY,

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

Lot Ten (10) of Ash Springs Subdivision, as shown by map thereof in File No. 45095, in the Office of the County Recorder of Clark County, Nevada. Lincoln

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 \$ 21,000.00 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:

Table with columns: COUNTY, DOCUMENT No., BOOK, PAGE, COUNTY, DOCUMENT No., BOOK, PAGE, COUNTY, DOCUMENT No., BOOK, PAGE. Lists various counties and document details.

(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 the Deed of Trust.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$ and with respect to attorney's fees provided for by covenant 7 the percentage shall be reasonable as determined by a court with jurisdiction.

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 hereinabove set forth.

STATE OF NEVADA } ss. COUNTY OF CLARK }

On May 13th 1996 Before me, a Notary Public, personally appeared JOSEPH D. PHILLIPS AND JOYCE L. PHILLIPS

X [Signature] JOSEPH D. PHILLIPS

[Signature] JOYCE L. PHILLIPS aka JOYCE PHILLIPS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

Signature [Signature] (Notary Public)

(Notarial Seal)



EARLENE F. GORDON Notary Public - Nevada Clark County U, appt. exp. Aug. 10, 1998

Escrow No. 96-04-1952-EG

Name: Sidney Delaney Pickard et ux Street Address: 832 San Gabriel City & State: Henderson, Nevada 89015

Situate in the Northeast Quarter (NE1/4) of Section 1, Township  
6 South, Range 60 East, M.D.B.&M., described as follows:

Lot Ten (10) of the ASH SPRINGS SUBDIVISION, as shown on the  
Subdivision Map thereof recorded June 5, 1967 in the Office of  
the County Recorder of Lincoln County, Nevada in Book "A" of  
Plats, page 74 as File No. 45095, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 1995 - 1996: 11-120-09 (PTN)

NO. **105843**  
FILED AND RECORDED AT REQUEST OF  
Cow County Title  
August 30, 1996  
AT 50 MINUTES PAST 3 O'CLOCK  
P M IN BOOK 120 OF OFFICIAL  
RECORDS, PAGE 505 LINCOLN COUNTY  
NEVADA.

YUIRKO SETZER  
COUNTY RECORDER  
by Lelia Boucher, deputy