

Lincoln County

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 13th day of FEBRUARY 1997, between  
an unmarried woman / an unmarried man  
LORRAINE E. CARMOSINO & JOE N. FREELAND / AS JOINT TENANTS

whose mailing address is 230 DENTON AVE. CALIENTE, NEVADA 89008, herein called GRANTOR or TRUSTOR,  
(number and street) (city) (state) (zip code)

STEWART TITLE OF NEVADA, a Nevada Corporation, herein called TRUSTEE, and  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

WITNESSETH: THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the  
sum of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS

and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms  
of a promissory note of even date herewith, executed and delivered therefor by Trustor;

NOW, THEREFORE for the purpose of securing each agreement of the Trustor herein contained including payment of the  
said promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trust-  
ee or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may be here-  
after advanced for the account of Trustor by Beneficiary with interest thereon, Trustor irrevocably GRANTS AND TRANS-  
FERS TO TRUSTEE, IN TRUST WITH POWER OF SALE, all that property in Clark County, Nevada, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DUE ON SALE CLAUSE: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Note secured by this Deed of Trust payable at 2381 RENAISSANCE DR. STE C, LAS VEGAS, NEVADA 89119  
apportances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares  
of a company or otherwise; and TOGETHER WITH all

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues, and profits of said realty, reserving the right to collect and use  
the same except during continuance of some default hereunder and during continuance of such default authorizing Benefi-  
ciary to collect and enforce the same by any lawful means in the name of any party hereto.

TO HAVE AND TO HOLD SAID PROPERTY UPON AND SUBJECT TO THE TRUSTS AND AGREEMENTS HEREIN set forth to-wit:

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 (17) inclusive of the Deed of Trust, recorded in Book 730, as Document  
No. 586593, of Official Records in the Office of the County Recorder of Clark County.

(WHICH PROVISIONS 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 17, the amount of fire insurance required by covenant 2 shall be  
\$ 25,000.00 and with respect to attorney's fees provided for by covenant 7 the percentage shall be \_\_\_\_\_%.

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.

Lorraine E. Carmosino  
LORRAINE E. CARMOSINO  
Joe N. Freeland  
JOE N. FREELAND

STATE OF NEVADA,  
COUNTY OF Clark  
On February 13, 1997  
before me, the undersigned, a Notary Public in and for said  
County and State, personally appeared  
Lorraine E Carmosino &  
Joe N Freeland

knows to me to be the person described in and who executed  
the foregoing instrument, who acknowledged to me that she  
executed the same freely and voluntarily and for the uses and  
purposes therein mentioned.

WITNESS my hand and official seal.  
Monique Brown  
Notary Public in and for Said County and State  
MONIQUE BROWN  
Notary Public - Nevada  
Clark County  
My comm. exp. Feb. 8, 1998



ESCROW NO. } 96-05-0338  
ORDER NO. }  
WHEN RECORDED MAIL TO: CONSOLIDATED MORTGAGE  
P.O. BOX 70057  
LAS VEGAS, NEVADA 89170-0057

BOOK 126 PAGE 358  
BOOK 126 PAGE 168

EXHIBIT A

AMERICAN BANK OF COMMERCE CUSTODIAN OF THE FUNDS FOR COLLEEN  
ABBEY, I.R.A. AS TO AN UNDIVIDED 1.0/25.00 INTEREST.

AMERICAN BANK OF COMMERCE CUSTODIAN OF THE FUNDS FOR JAMES R  
ABBEY JR, IRA AS TO AN UNDIVIDED 1.0/25.00 INTEREST.

AMERICAN BANK OF COMMERCE, CUSTODIAN OF THE FUNDS FOR JOHN E  
HIATT, IRA AS TO AN UNDIVIDED 16.9/25.00 INTEREST.

AMERICAN BANK OF COMMERCE CUSTODIAN OF THE FUNDS FOR THE FAY J  
JOHNS, IRA AS TO AN UNDIVIDED 6.1/25.00 INTEREST.

Lincoln County

EXHIBIT "B"

BEING A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.B.D. &M., MORE PARTICULARLY DESCRIBED AS

PARCEL 1

PARCEL 4 OF THAT CERTAIN PARCEL MAP RECORDED AUGUST 30, 1990 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 319 AS FILE NO. 94852, LINCOLN COUNTY, NEVADA RECORDS.

ASSESSOR'S PARCEL NUMBER FOR 1996 - 1997: 13-050-~~71~~ 71

PARCEL 2

PARCELS 1, 2, 3 AND 4 OF THAT CERTAIN PARCEL MAP RECORDED APRIL 23, 1993 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 385 AS FILE NO. 100308, LINCOLN COUNTY, NEVADA RECORDS.

ASSESSOR'S PARCEL NUMBER FOR 1996 - 1997: 13-050-74  
13-050-75  
13-050-76  
13-050-~~77~~ 77

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Lincoln County

SCHEDULE "C"

DUE ON SALE CLAUSE: SHOULD TRUSTOR HEREIN SELL, AGREE TO SELL, TRANSFER, CONVEY OR ASSIGN THE PROPERTY DESCRIBED HEREIN, OR ANY PORTION THEREOF, OR ANY INTEREST THEREIN, EITHER VOLUNTARILY OR INVOLUNTARILY, WITHOUT THE PRIOR WRITTEN CONSENT OF THE BENEFICIARY, THEN AND IN THAT EVENT ALL SUMS SECURED HEREBY, AT THE OPTION OF THE THEN BENEFICIARY, SHALL BECOME IMMEDIATELY DUE AND PAYABLE. CONSENT TO ONE SUCH TRANSACTION SHALL NOT CONSTITUTE A WAIVER OF THE RIGHT TO REQUIRE SUCH CONSENT TO FUTURE OR SUCCESSIVE TRANSACTIONS.

108377

NO. \_\_\_\_\_ Re-  
Filed And Recorded At Request Of  
Cow County Title  
March 19, 1997  
At 05 Minutes Past 3 O'Clock  
p M In Book 126 Of Official Records  
Page 358 Lincoln County Nevada.

Yuriko Setzer  
County Recorder  
Lulie Boucher, deputy

108284

NO. \_\_\_\_\_  
Filed And Recorded At Request Of  
Cow County Title  
February 26, 1997  
At 17 Minutes Past 12 O'Clock  
p M In Book 126 Of Official Records  
Page 168 Lincoln County Nevada.

Yuriko Setzer  
County Recorder  
by Lulie Boucher  
Deputy

BOOK 126 PAGE 361

BOOK 126 PAGE 171