

102694

**THIS DEED IS BEING RE-RECORDED TO CORRECT WHEN RECORDED, MAIL TO: THE LEGAL DESCRIPTION
Dixie Title Company
205 East Tabernacle
St. George, Utah 84770

FILED AND RECORDED AT REQUEST OF
Dixie Title Company
November 14, 1994
35 MINUTES PAST 1 O'CLOCK
P.M. IN BOOK 111 OF OFFICIAL
RECORDS, PAGE 486 LINCOLN
COUNTY, NEVADA.

TRUST DEED

Yuriko Setzer
By *Julie Boucher* Deputy

THIS TRUST DEED is made this 13th day of October, 1994, between Jeffrey W. Simkins, as Trustor, whose address is 313 Pecos Way, Las Vegas, Nevada 89121 and Dixie Title Company as Trustee,* and Ronald V. Cannon and Deloras F. Cannon Family Trust, Ronald V. Cannon and Deloras F. Cannon, Trustees, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Lincoln County, Nevada:

~~Parcel 4, as disclosed by that certain Survey Map as recorded July 21, 1987, as Entry No. 87241, in Book Plat A, Page 276 of the Official Records, pertaining to a portion of the S1/2 NE-1/4 SE1/4 NW1/4, Sec. 16, T5S, R69E, M.D.B.&M.~~
See Exhibit "A"

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$14,500.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in event of default in payment of the indebtedness secured hereby and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

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

Jeffrey W. Simkins
Jeffrey W. Simkins

DIXIE TITLE COMPANY IS HELD HARMLESS FROM ALL LIABILITY OR RESPONSIBILITY IN CONNECTION WITH THE PREPARATION AND/OR RECORDING OF THIS DOCUMENT

State of Nevada
County of Clark

On the 7 day of October, 1994, personally appeared before me Jeffrey W. Simkins, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:

Feb. 13, 1995

Loretta R. Almodova
Loretta R. Almodova
Notary Public - Nevada
Clark County
My appt. exp. Feb. 13, 1995

Residence is: *Las Vegas, NV*

*NOTE: Trustee must be a member of the Utah State Bar, a bank, trust company or life insurance or abstract company authorized to do such business in Utah, a corporation authorized to do a trust business in Utah, or a title insurance or abstract company authorized to do such business in Utah.

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BOOK 111 PAGE 486

EXHIBIT "A"

That portion of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 16, Township 5 South, Range 69 East, M.D.B. & M., more particularly described as follows:

Parcel 4 of that certain Parcel Map recorded September 25, 1990 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 320 as File No. 94999, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 1997 - 1998: 14-070-12

NO. **110443**

RECORDED AT REQUEST OF

Yuriko Setzer

February 11, 1998

AT 07 MINUTES PAST 3 O'CLOCK

PM IN BOOK 132 OF OFFICIAL

RECORDS PAGE 495 LINCOLN

COUNTY, NEVADA

Yuriko Setzer

by Belle Berichy, deputy

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