

112334559

A.P.N.: 001-333-45  
File No: 152-2164393 (MJ)

When Recorded, Mail To:  
First American Title Insurance  
P.O. Drawer 487  
Pinetop, AZ 85935

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2004 NOV 30 AM 12:55

LINCOLN COUNTY RECORDER  
FEE 17.00 DEP  
LESLIE BOUCHER

**DEED OF TRUST WITH ASSIGNMENTS OF RENTS**

THIS DEED OF TRUST, made October 24, 2004, between **Marche Denton Karger and Timi Leigh Karger, husband and wife and James C. Pettus, a married man as his sole and separate property, TRUSTOR**, whose address is **5439 Coleman Street, North Las Vegas, NV 89031, First American Title Company of Nevada, a Nevada Corporation, TRUSTEE**, and **J & S Properties, LLC, a Nevada Limited Liability Company, BENEFICIARY**, whose address is **34 Emerald Dunes Circle, Henderson, NV 89052**.

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

**That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 10, Township 1 North, Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows:**

**Parcel 31 of Subsequent Parcel Map for J & S Properties recorded July 12, 2004 in Plat Book "C", Page 65 as File No. 122624 in the Office of the County Recorder, Lincoln County, Nevada..**

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, and profits.

For the purposes of securing (1) payment of the sum of **NINETEEN THOUSAND and 00/100ths** dollars (**\$19,000.00**) with interest thereon according to the terms of the promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewal thereof; and (2) the performance of each agreement 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:

BOOK 194 PAGE 127

| <u>County</u> | <u>Book</u>   | <u>Page</u> | <u>Doc. No.</u> |  | <u>County</u> | <u>Book</u>      | <u>Page</u> | <u>Doc. No.</u> |
|---------------|---------------|-------------|-----------------|--|---------------|------------------|-------------|-----------------|
| 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.     | 129         | 89073           |
| Elko          | 92 Off. Rec.  | 652         | 35747           |  | Nye           | 105 Off. Rec.    | 107         | 04823           |
| Esmeralda     | 3-X Deeds     | 195         | 35922           |  | Ormsby        | 72 Off. Rec.     | 537         | 32867           |
| Eureka        | 22 Off. Rec.  | 138         | 45941           |  | Pershing      | 11 Off. Rec.     | 249         | 66107           |
| Humboldt      | 28 Off. Rec.  | 124         | 131075          |  | Storey        | "S" Mortgages    | 206         | 31506           |
| Lander        | 24 Off. Rec.  | 168         | 50782           |  | Washoe        | 300 Off. Rec.    | 517         | 107192          |
|               |               |             |                 |  | White Pine    | 295 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 below) 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.

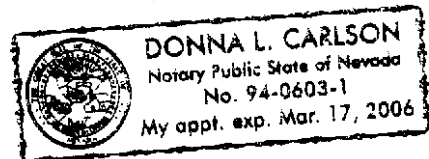
Dated: **October 24, 2004**

*Marche Denton Karger*  
Marche Denton Karger

*Timi Leigh Karger*  
Timi Leigh Karger

James C. Pettus

STATE OF **NEVADA** )  
 ) :SS.  
COUNTY OF **CLARK** )



This instrument was acknowledged before me on *11-16-2004* by

Marche Denton Karger and Timi Leigh Karger

*[Signature]*  
Notary Public  
(My commission expires: *11/16/2006* )

| <u>County</u> | <u>Book</u>   | <u>Page</u> | <u>Doc. No.</u> |  | <u>County</u> | <u>Book</u>      | <u>Page</u> | <u>Doc. No.</u> |
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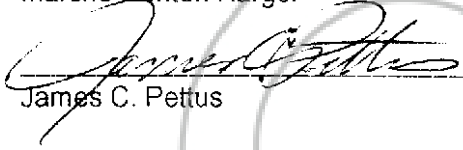
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Dated: **October 24, 2004**

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 Marche Denton Karger

\_\_\_\_\_  
 Timi Leigh Karger

  
 James C. Pettus

STATE OF **NEVADA** )  
 )  
 :ss.  
 COUNTY OF **CLARK** )  
 )

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

Marche Denton Karger and Timi Leigh Karger

\_\_\_\_\_  
 Notary Public  
 (My commission expires: \_\_\_\_\_)

STATE OF **NEVADA** )  
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COUNTY OF **CLARK** )

This instrument was acknowledged before me on

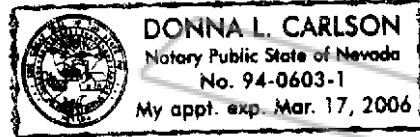
October 29, 2004 by

James C. Pettus

*Donna L. Carlson*

Notary Public

(My commission expires: March 17, 2006)



COPY