

THIS DEED OF TRUST, made this 16th day of October, A.D., 1963, between J. DONALD MORRISON and ROSE MORRISON, husband and wife, of the County of Eureka, State of Nevada, hereinafter called the trustors, and PIONEER TITLE INSURANCE COMPANY OF NEVADA, a corporation duly organized and existing under and by virtue of the laws of the State of Nevada, hereinafter called the trustee, and LOUIS A. HELLER and HELEN HELLER, husband and wife, of the County of Eureka, State of Nevada, as joint tenants with right of survivorship, hereinafter called the beneficiaries,

W I T N E S S E T H :

WHEREAS, the parties hereto have entered into a certain agreement in writing dated October 16, 1963, which said agreement is the subject of escrow number 781 at the First National Bank of Nevada, Fallon Branch, Fallon, Nevada; and,

WHEREAS, the trustors herein have agreed to perform certain covenants and conditions as set forth in said agreement, and to make certain payments for the benefit of the beneficiaries herein, all as is more fully set forth in said referenced agreement;

NOW THEREFORE, the trustors, for the purpose of securing the payments as provided to be made in said agreement, and to secure the covenants and conditions set forth therein, grant unto the trustee all those certain pieces or parcels of land, situate in the County of Eureka, State of Nevada, more particularly bounded and described as follows, to wit:

Lots Seven and Eight (7 and 8) in Block Thirty-One (31); Also that part of Lot Six (6) in Block Thirty-one (31), which is described as follows: Commencing at the Southwest corner of Lot Six (6) in Block Thirty-one (31), thence north 81° 27' east along the south side line of Lot Six (6) to the Southeast corner of Lot Six (6), thence north 8° 33' west a distance of 12.5 feet to a point on the east end line of Lot Six (6); thence

1 South 81°27' west parallel with the south side
2 line of Lot Six (6) to the west end line of Lot
3 Six (6); thence south 8°33' east along the west
4 end line of Lot Six (6) to the southwest corner
5 of Lot Six (6), the place of beginning.

6 TOGETHER WITH, all and singular, the waters and water
7 rights, ditches and ditch rights, tenements, hereditaments and ap-
8 purtenances thereunto belonging, or in anywise appertaining, and
9 the reversion and reversions, remainder and remainders, rents,
10 issues and profits thereof;

11 This deed of trust will be security for the payment, in
12 lawful money of the United States, of any and all moneys that may
13 hereafter become due and payable from the trustors, or either of
14 them, to the beneficiaries, or either of them, from any cause
15 whatsoever, and shall also be security for any and all renewals
16 of the debt of the trustors to the beneficiaries, however evidenced,
17 and for the performance of the covenants and conditions set forth
18 in the above mentioned agreement, the obligation accrued hereby,
19 nevertheless, to be limited and terminated as provided for in said
20 agreement.

21 The following covenants; Numbers 1, 2, 10,000, 3,
22 4 5%, 5, 6, 7 REASONABLE, 8 and 9 of Nevada Revised Statutes,
23 Section 107.030, relating to transfers in trust of estates in real
24 property to secure the performance of an obligation or the payment
25 of a debt, and to provide that certain covenants, agreements, obli-
26 gations, rights and remedies thereunder may be adopted by reference,
27 and other matters relating thereto, are hereby adopted and made a
28 part of this deed of trust.

29 It is specifically understood and agreed that until such
30 time as the provisions of said agreement shall have been performed
31 as provided for therein, the trustors shall not remove any build-
32 ing or improvement now on the premises or which may hereafter be
33 erected on said premises.

IN WITNESS WHEREOF, the trustors have hereunto set their hands, the day and year first above written.

J. Donald Morrison
J. DONALD MORRISON

Rose Morrison
ROSE MORRISON

STATE OF NEVADA,
County of Churchill } ss.

On this 16th day of October, A.D., 1963, personally appeared before me, a notary public in and for the county and state aforesaid, J. DONALD MORRISON and ROSE MORRISON, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate above written.

Clarence S. Hester
Notary Public

My Commission Expires: May 24, 1967



FILE NO. 39424

Filed for record at the request of: George White FNB of Nevada
Dec 23, 1963, at 1:30 minutes past 1 P. M. Recorded in
Book: 2 of Official Records, page 214-216, Records of EUREKA
COUNTY, NEVADA.
Fee: \$ 4.85 (Paid) Miller O. DePaul Recorder.

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