

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 29th day of July, 1964, between

JOSIAH W. BATCHELLER and HELEN JANE BATCHELLER, husband and wife

herein called TRUSTOR, whose address is 11458 Monte Vista Avenue, Chino, California

(number and street) (city) (zone) (state)

PIONEER TITLE INSURANCE COMPANY of NEVADA, a Nevada corporation, herein called TRUSTEE, and THOMAS JOHNSON and JUNE H. JOHNSON, 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 in Eureka County, Nevada, described as:

Per rider attached hereto (See Exhibit "A")

Beneficiary herein agrees to subordinate the within deed of trust and note secured thereby to a Deed of Trust securing an indebtedness of not more than \$100,000.00 covering property herein and agrees to execute the necessary Subordination Agreement when same is presented to said beneficiary.

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 \$ 29,973.34 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 like Clark, Churchill, Douglas, Elko, Emerald, Eureka, Humboldt, Lander, Lincoln, Washoe, Lyon, Mineral, Nye, Ormsby, Pershing, Storey, and White Pine with their respective document numbers and page ranges.

(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 this Deed of Trust.

The parties agree that with respect to provision 1b, the amount of fire insurance required by covenant 2 shall be \$ none required and with respect to attorneys' fees provided for by covenant 7 the percentage shall be 10%.

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.

STATE OF California, COUNTY OF Los Angeles

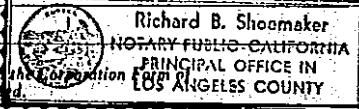
On July 29, 1964 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Josiah W. Batcheller and Helen Jane Batcheller

Signatures of Josiah W. Batcheller and Helen Jane Batcheller with their printed names below.

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.

WITNESS my hand and official seal. (Seal) Signature: Richard B. Shoemaker

If executed by a Corporation the Corporation Acknowledgment must be used.



RICHARD B. SHOEMAKER, Notary Public in and for said County and State, My Commission Expires June 28, 1966

Title Order No. _____

Factor or Loan No. 14-36882-C

SPACE BELOW THIS LINE FOR RECORDER'S USE

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: Mr. John B. Trowbridge, 474 E. Colorado Blvd., Pasadena, California

TOWNSHIP 23 NORTH, RANGE 52 EAST, M. D. B. & M.

Section 11: NE $\frac{1}{4}$ of NE $\frac{1}{4}$; SW $\frac{1}{4}$ of NE $\frac{1}{4}$
 Section 12: S $\frac{1}{2}$ of SW $\frac{1}{4}$
 Section 13: E $\frac{1}{2}$ of NW $\frac{1}{4}$; SW $\frac{1}{4}$ of NW $\frac{1}{4}$
 Section 24: E $\frac{1}{2}$; E $\frac{1}{2}$ of W $\frac{1}{2}$
 Section 25: NE $\frac{1}{4}$; E $\frac{1}{2}$ of NW $\frac{1}{4}$
 Section 36: N $\frac{1}{2}$ of NE $\frac{1}{4}$; W $\frac{1}{2}$ of NW $\frac{1}{4}$; NE $\frac{1}{4}$ of NW $\frac{1}{4}$
 and an undivided one-half interest in and to the
 SW $\frac{1}{4}$ of NE $\frac{1}{4}$; SE $\frac{1}{4}$ of NW $\frac{1}{4}$

TOWNSHIP 23 NORTH, RANGE 53 EAST, M. D. B. & M.

Section 19: Lots 1, 2, 3 and 4
 Section 30: Lots 1 and 2

Together with all waters, water rights, ditches and ditch rights, wells and well rights connected with, belonging to, appurtenant or incident to, or used in connection with all, or any part, of said premises, together with all stock watering rights situated either upon the public domain or private land and used in connection with this ranching operation, including but not limited to, the following:

Garden Spring (Permit No. 9440), Call Spring (Permit No. 9441), Mt. Hope Spring (Permit No. 9442), Mc Bride Spring (Permit No. 9552), Grant View Well (Permit No. 11004), Milligan Spring (Permit No. 11007), Gen. McArthur Well (Permit No. 11008), Sulphur Spring, Reservoir Spring, Gravel Pit Spring, Nicholas Horse Ranch Spring, Rye Grass Spring, Mt. Hope No. 1 Well, Mt. Hope No. 2 Well, Mt. Hope No. 3 Well, Mt. Hope No. 4 Well and Copper Mines Well.

Taylor

Together with all Range Rights, Grazing permits and grazing privileges appurtenant, or incident to, or used in connection with all or any part, of said premises.

Together with an undivided one-half interest in all gas and oil, or oil or gas situate, lying or being under the surface of the above described property.

Together with all the tenements, hereditaments and appurtenances, thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

FILE NO. 40094

Filed for record at the request of Pioneer Title Ins. Co. of Nevada
August 12, 1964, at 21 minutes past 11 A. M. Recorded in

Book 5 of Official Records, page 84-85, Records of EUREKA
 COUNTY, NEVADA.

Fee: \$ 3.72

Wills A. De Paul Recorder.