

16869

(6/72)

DEED OF TRUST

THIS DEED OF TRUST made this 8th day of January 1965, by and between WM. EARL POLLARD and LOIS POLLARD, his wife, as Trustors, NEVADA TITLE GUARANTY COMPANY, a Nevada corporation, as Trustee, and HARVIE T. KEITH and RUTH KEITH, his wife, as Beneficiaries, in joint tenancy,

W I T N E S S E T H:

That the said Trustors hereby grant, convey and confirm unto the said Trustee, in trust with power of sale, the following described real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B. & M.:

Section 4: Lots 1, 2, 3, 4 and the South half of the North half.

EXCEPTING THEREFROM all coal and other valuable minerals, together with the right to prospect for, mine and remove the same, reserved by the United States of America in patent.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title and interest, homestead or other claim or demand as well in law as in equity which the Trustors have now or may hereafter acquire in and to the said premises, or any part thereof, with the appurtenances.

TO HAVE AND TO HOLD the same unto the said Trustee and its successors for the benefit and use of the Beneficiaries upon the trust hereinafter expressed, namely: as security for the payment of the sum of Nineteen Thousand, Six Hundred Thirteen and 85/100 Dollars (\$19,613.85) in lawful money of the United States, with interest thereon in like lawful money, and with expenses and counsel fees according to the terms of a promissory note of even

1 date herewith in the amount of \$19,613.85 delivered by the
2 Trustors to the Beneficiaries.

3 AND THIS INDENTURE FURTHER WITNESSETH:

4 FIRST: The following covenants, Numbers 1, 2 (value of
5 any improvements), 3, 4 (12% per annum), 5, 6, 7 (counsel fee 10%),
6 8 and 9, N.R.S. 107.030, are hereby adopted and made a part of this
7 Deed of Trust.

8 SECOND: Should the Trustors default in the performance
9 of any of the covenants herein, the Beneficiaries at their elec-
10 tion may declare the promissory note debt, payment of which is
11 secured hereby, to be presently due and payable with interest as
12 therein provided and notwithstanding any provisions thereof to the
13 contrary.

14 THIRD: The rights and remedies hereby granted shall not
15 exclude any other rights or remedies granted hereunder or permitted
16 by law and all rights and remedies granted hereunder or permitted
17 by law shall be concurrent and cumulative.

18 FOURTH: The Beneficiaries may from time to time and for
19 periods not exceeding one year, in behalf of the Trustors, renew
20 or extend the promissory note secured hereby, and said renewal or
21 extension shall be conclusively deemed to have been made when so
22 endorsed on said promissory note by the Beneficiaries in behalf of
23 the Trustors.

24 FIFTH: All costs in connection with this trust shall be
25 paid by the Trustors.

26 SIXTH: In addition to the principal sum due on the
27 promissory note heretofore mentioned, this Trust Deed shall be
28 security for any and all money that may hereafter become due or
29 payable from Trustors to Beneficiaries from any cause whatsoever.

30 SEVENTH: All the provisions of this instrument shall

inure to, apply to and bind the legal representatives, successors and assigns of each of the parties hereto respectively.

EIGHTH: The trusts hereby created are irrevocable by the Trustors.

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

Wm. Earl Pollard
Wm. Earl Pollard

Lois Pollard
Lois Pollard

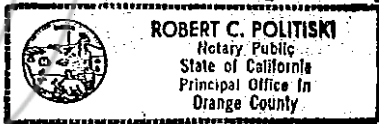
California
STATE OF ~~NEVADA~~)
County of *Orange*) ss

On this *20th* day of *January* 1965, before me, a notary public in and for said County and State, personally appeared WM. EARL POLLARD and LOIS POLLARD, his wife, known to me to be the persons 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 first above written.

Robert C. Politiski
Notary Public in and for the County of *Orange*, State of *California*

My commission expires: August 21, 1967



File No. **40820**

RECORDED AT THE REQUEST OF
Neveda Title Guaranty Co
May 12 A. D. 19*65*
At *50* minutes past *5 P*. M.
In Book *7* of OFFICIAL RECORDS
Page *311-313* Records of
EUREKA COUNTY, NEVADA
Walter A. Bishop Recorder
Fee \$ *4.85*