

WHEREAS, I, Louis James of the

City/Town of San Jose, County of Santa Clara, State of California

am the owner of certain real property located at (and known as) Crescent Valley  
County of Eureka  
in the said City/Town of \_\_\_\_\_, State of Nevada

which property is described more fully in the Deed conveying it from myself Louis James  
to Ruth Fairbanks, as "that certain piece or parcel of land with buildings thereon  
standing, located in said County of Eureka State of Nevada, being

The S.E. 1/4 of Section 27, Township 30, N. Range 48E.  
Except the N.W. 1/4 thereof. (120 acres approx) also all  
That property in the City of Crescent City, County of  
Eureka, State of Nevada, more fully described  
as follows:- Lot 3 Block 16, Unit #2 County File 34285  
also Lot 3 Block 4 Unit #2 County File 34081 and  
lot 4 Block 25 Unit #1 County File 34081.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I do hereby acknowledge and declare  
that I hold and will hold said real property and all right, title and interest in and to said property and ~~all furniture,~~  
~~fixtures and real and personal~~ property situated therein, IN TRUST

1. For the use and benefit of

Name) Ruth Fairbanks

(Address) 15085 Orinda Dr Saratoga, California  
Number Street City State

Upon my death, unless the beneficiary shall predecease me or unless we both shall die as a result of a common accident or disaster,  
my Successor Trustee is hereby directed forthwith to transfer said property and all right, title and interest in and to said property  
unto the beneficiary absolutely and thereby terminate this trust; provided, however, that if the beneficiary hereunder shall then be a  
minor, the Successor Trustee shall hold the trust assets in continuing trust until such beneficiary attains the age of twenty-one years.  
During such period of continuing trust the Successor Trustee, in his absolute discretion, may retain the specific trust property herein  
described if he believes it in the best interest of the beneficiary so to do, or he may sell or otherwise dispose of such specific trust

property, investing and reinvesting the proceeds as he may deem appropriate. If the specific trust property shall be productive of income or if it be sold or otherwise disposed of, the Successor Trustee may apply or expend any or all of the income or principal directly for the maintenance, education and support of the minor beneficiary without the intervention of any guardian and without application to any court. Such payments of income or principal may be made to the parents of such minor or to the person with whom the minor is living without any liability upon the Successor Trustee to see to the application thereof. If such minor survives me but dies before attaining the age of twenty-one years, at his or her death the Successor Trustee shall deliver, pay over, transfer and distribute the trust property to such minor's personal representatives, absolutely.

2. I reserve unto myself the power and right to collect any rental or other income which may accrue from the trust property and, in my sole discretion as trustee, either to accumulate such income as an addition to the trust assets being held hereunder or pay such income to myself as an individual.

3. I reserve unto myself the power and right at any time during my lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of the beneficiary and without giving notice to the beneficiary. The sale or other disposition by me of the whole or any part of the property held hereunder shall constitute as to such whole or part a revocation of this trust.

4. The death during my lifetime, or in a common accident or disaster with me, of the beneficiary designated hereunder shall revoke such designation, and in the former event, I reserve the right to designate a new beneficiary. Should I for any reason fail to designate such new beneficiary, this trust shall terminate upon my death and the trust property shall revert to my estate.

5. In the event of my death or legal incapacity, I hereby nominate and appoint as Successor Trustee hereunder whosoever shall at that time be beneficiary hereunder, unless such beneficiary be a minor or legally incapacitated in which event I hereby nominate and appoint

(Name) Ruth Fairbanks  
(Address) 15085 Briole Dr Saratoga California  
Number Street City State

to be Successor Trustee.

6. This Declaration of Trust shall extend to and be binding upon the heirs, executors, administrators and assigns of the undersigned and upon the Successors to the Trustee.

7. The Trustee and his successors shall serve without bond.

8. This Declaration of Trust shall be construed and enforced in accordance with the laws of the State of

Nevada

IN WITNESS WHEREOF I have hereunto set my hand and seal this 9<sup>th</sup>

day of June 1966.

(sign here) Louis James L.S.

Witness: (1) Emmette T. Gatenwood, Jr. Witness: (2) Emmette T. Gatenwood, Jr.

State of California  
County of Santa Clara ss: \_\_\_\_\_

On the 16<sup>th</sup> day of June, nineteen hundred and sixty-six, before me came LOUIS JAMES and RUTH FAIRBANKS

known to me to be the individual described in, and who executed the foregoing instrument, and ~~they~~ acknowledged that ~~they~~ executed the same, and in due form of law acknowledged the foregoing instrument to be ~~their~~ free act and deed and desired the same might be recorded as such.

FILE NO. 42193 Louis James \_\_\_\_\_ Notary Public

Filed for record at this office 95 minutes past 8 A.M. Recorded in EMMETTE T. GATENWOOD, JR.  
Book 11 of Official Records, Page 103-104, Records of EUREKA

COUNTY, NEVADA  
Fee \$ 3.05 Shelley A. DePaul Recorder.



My Commission Expires January 10, 1968