

52873  
**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

THIS DEED OF TRUST, made this 3rd day of August  
A. D., 19 70, by and between Mrs. Mayme Morrison

As Trustor, and Title Insurance & Trust Company, Elko, Nevada

a corporation duly organized and existing under and by virtue of the laws of the State of Nevada  
As Trustee, and FIRST NATIONAL BANK OF NEVADA, Reno, Nevada, a corporation organized and existing under  
and by virtue of the laws of the United States of America, as Beneficiary. (It is distinctly understood that the word "Trustor"  
and the word "his" referring to the Trustor, as herein used, are intended to and do include the masculine, feminine and neuter  
genders and the singular and plural numbers, as indicated by the content.)

WITNESSETH: That said Trustor hereby grants, conveys and confirms unto said Trustee in trust with power of  
sale, the following described real property situate in the Town of Eureka

County of County of Eureka State of Nevada, to-wit:

E, 1/2 of Lot 5, W. 1/2 of Lot 7 and all or lots 6-8 & 9, Block 13, Town of  
Eureka, Nevada.

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. Pay-  
ment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the princ-  
pal sum of \$3,975.00 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.

Trustor grants to Beneficiary the right to record notice that this deed of trust is security for additional amounts and  
obligations not specifically mentioned herein but which constitute indebtedness or obligations of the Trustor for which Bene-  
ficiary may claim this deed of trust as security.

**AND THIS INDENTURE FURTHER WITNESSETH:**

FIRST: The trustor promises to properly care for and keep the property herein described in first class condition,  
order and repair; to care for, protect and repair all buildings and improvements situate thereon; not to remove or demolish  
any buildings or other improvements situate thereon; and otherwise to protect and preserve the said premises and the im-  
provements thereon and not to commit or permit any waste or deterioration of said buildings and improvements or of said  
premises.

SECOND: The following covenants, Nos. 1, 2 (\$ 4,000.00 amount of insurance) 3, 4 (interest 1% per  
month) 5, 6, 7 (counsel fees 10%) and 8 of N. R. S. 107.030, are hereby adopted and made a part of this deed of trust.

THIRD: In the event of a deficiency after sale pursuant to the covenants incorporated herein, the Beneficiary has a  
right to claim and collect such deficiency out of other property not otherwise exempt of the Trustor, by suit or otherwise,  
together with costs incurred and a reasonable attorneys' fee.

FOURTH: The rights and remedies hereby granted shall not exclude any other rights or remedies granted herein  
or by law, and all rights or remedies granted hereunder or permitted by law shall be concurrent and cumulative.

FIFTH: Trustor further agrees that the beneficiary may from time to time and for periods not exceeding one year,  
in behalf of the Trustor renew or extend any promissory note secured hereby and said renewal or extension, shall be con-  
clusively deemed to have been made when so endorsed on said promissory note or notes by the beneficiary in behalf of the  
Trustor.

SIXTH: In the event of any tax or assessment on the interest under this deed of trust it will be deemed that such  
taxes or assessments are upon the interest of the trustor, who agrees to pay such taxes or assessments although the same  
may be assessed against the beneficiary or trustee.

SEVENTH: All the provisions of this instrument shall inure to, apply to, and bind the legal representatives, suc-  
cessors and assigns of each party hereto respectively.

EIGHTH: In the event of a default in the performance or payment under this deed of trust or the security for which  
this deed of trust has been executed, any notice given under Section 107.080 N. R. S. shall be given by Certified Mail to

the trustor(s) addressed to Mayme Morrison, Box 55, Eureka, Nevada 89316  
and such notice shall be binding upon the trustor(s), assignee(s), or grantee(s) from the trustor(s).

NINTH: It is expressly agreed that the trusts created hereby are irrevocable by the Trustor.

IN WITNESS WHEREOF, the Trustor has executed these presents the day and year first above written.

Mayme Morrison

State of Nevada  
County of Eureka

SS.

On this 4th day of August in the year A. D. nineteen hundred and 70 before me, Joan Shangle, Clerk of Court, in and for said Eureka County of Eureka, personally appeared Mayme Morrison known to me to be the person whose name subscribed to the within instrument, and acknowledged to me that she 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 at my office in the said Eureka County of Eureka the day and year in this certificate first above written.

Notary Public in and for the County of  
My Commission Expires 19

COUNTY CLERK  
OFFICE CLERK OF THE THIRD JUDICIAL COURT

SEAL  
Affixed

On this day of in the year A. D. before me, a Notary Public in and for said County of personally appeared known to me to be the person whose name subscribed to the within instrument, and acknowledged to me that he 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 at my office in the said County of the day and year in this certificate first above written.

Notary Public in and for the County of  
My Commission Expires 19

State of Nevada.

Deed of Trust  
and Assignment of Rent

Trustor.

—TO—

Trustee.

—FOR—

FIRST NATIONAL BANK OF NEVADA  
RENO, NEVADA

Beneficiary.

A. D., 19

Filed for record at the request of

FIRST NATIONAL BANK OF NEVADA  
RENO, NEVADA

OFFICE

A. D., 19

at Min. past o'clock

M. in Vol. of

Page and following Records of

County, Nevada.

County Recorder.

Deputy Recorder.

FILED 1908 (11-97)

WHEN RECORDED MAIL TO

OFFICE

FIRST NATIONAL BANK OF NEVADA  
RENO, NEVADA

Box 305

Eureka Nevada  
(Address of Office)

RECORDED AT THE REQUEST OF Uel Dillard  
on August 4, 1970, at 40 min. past 4 P. M.  
Book 36 of OFFICIAL RECORDS, page 71-72  
EUREKA COUNTY, NEVADA. *Uel Dillard* Recorder.  
File No. 52873 Fee \$ 4.00