

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 7th day of October, 1970, between

EVERETT J. PHELPS and JEAN E. PHELPS, husband and wife, herein called TRUSTOR, whose address is P.O. Box 6 (Number and Street) Single Springs (City) California (State) 95681

NEVADA TITLE GUARANTY COMPANY, a Nevada corporation, herein called TRUSTEE, and

ELDON L. CLEVELAND, a single man, herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Eureka, State of

NEVADA described as:

Township 23 North, Range 54 East, M.D.B.&M.:

Section 20: S 1/2

Excepting therefrom all oil, gas, potash and sodium as reserved in Patent from United States of America.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of the sum of \$ 8,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorder in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. No.
Churchill	39 Mortgages	363	115384	Lincoln			45902
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050	Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941	Parshing	11 Off. Rec.	249	56107
Humboldt	20 Off. Rec.	124	131075	Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	163	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R. E. Records	258	

shall inure to and bind the parties hereto, with respects to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF NEVADA  
COUNTY OF NYE  
On October 6<sup>th</sup> 1970 before me,  
a Notary Public, personally appeared Everett J. Phelps  
and Jean E. Phelps  
known to me to be the person S whose name S are  
subscribed to the within instrument and acknowledged that they  
executed the same.

James Milo Kielbaso  
NOTARY PUBLIC

SIGNATURE OF TRUSTOR  
Everett J. Phelps  
Jean E. Phelps  
Jean E. Phelps

RECORDED AT THE REQUEST OF Nevada Title Guaranty Co.  
on October 8, 1970, at 41 mins. past 10 A. M. in  
36 of OFFICIAL RECORDS, page 5652 RECORDS OF

JAMES MILO KIELBASO, Notary Public - State of Nevada, Nye County  
My Commission Expires Oct. 20, 1971  
53270  
3.00

WILSON, HALE & BELFORD  
ATTORNEYS AT LAW  
90 COURT STREET  
RENO, NEVADA

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