

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 15th day of MAY, 1971, between RICHARD E. KEPHART and MARI ALICE KEPHART, Husband and Wife, herein called TRUSTOR, whose address is 2111 Richardson Drive, Pasco, Washington 99301, (number and street) (city) (zone) (state)

FRONTIER TITLE COMPANY, a Nevada corporation, herein called TRUSTEE, and JOHNIE WOODS, a widow, 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:

All of Section 17, Township 21 North, Range 54 East, M.D.B. & M.

TOGETHER WITH all wells, pumps and water rights located thereon or in anywise pertaining.

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 \$60,000.00 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.

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 recording information for Clark, Churchill, Douglas, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Washoe, Lyon, Mineral, Nye, Ormsby, Pershing, Storey, and White Pine counties.

(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 16, the amount of fire insurance required by covenant 2 shall be \$ and with respect to attorneys' fees provided for by covenant 7 the percentage shall be %.

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 WASHINGTON } SS. COUNTY OF Benton } On 15th day of May, 1971 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard E. Kephart and Mari Alice Kephart

Signature of Trustor Richard E. Kephart Signature of Beneficiary Mari Alice Kephart

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: [Notary Seal] Name (Typed or Printed) Notary Public in and for said County and State

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

Title Order No. Escrow or Loan No.

SPACE BELOW THIS LINE FOR RECORDER'S USE

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

RECORDED AT THE REQUEST OF Frontier Title Co. on June 4, 1971 at 47 mins past 10 A. M. Book 39 of OFFICIAL RECORDS, page 314 RECORDS EUREKA COUNTY, NEVADA Fees \$ 3.00 File No. 54516

Name Street Address City & State

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