

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 15th day of January, 1975, between

Sheldon Grossbart and Erica Grossbart, husband and wife, herein called TRUSTOR, whose address is 11006 Wrightwood Place Studio City, Calif. 91604 (number and street) (city) (zone) (state)

Title Insurance and Trust Company, a California corporation, herein called TRUSTEE, and Stanley L. Hechinger and Lorraine H. Hechinger, AS HUSBAND & WIFE, AS JOINT TENANTS, 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:

The north 1/2 of the southerly 1/2 of Section 3, Township 28 North, Range 52 East, MDB&M, being 160 acres more or less, according to U.S. Government Survey.

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 \$ 6982.95 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 3 columns: COUNTY, DOCUMENT No., BOOK, PAGE. Lists various counties including Clark, Churchill, Douglas, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Washoe, Lyon, Mineral, Nye, Ormsby, Pershing, Storey, and White Pine with their respective document numbers, book numbers, and page numbers.

(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 CALIFORNIA } SS. COUNTY OF LOS ANGELES } On Jan 21, 1975 personally appeared before me, a Notary Public,

Handwritten signatures of Sheldon Grossbart and Erica Grossbart.

Sheldon Grossbart and Erica Grossbart who acknowledged that they executed the above instrument.

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

Signature of Esther M. Hayes (Notary Public)



Title Order No. _____ Escrow or Loan No. _____

SPACE BELOW THIS LINE FOR RECORDER'S USE

THIS FORM COMPLEMENTS OF



Title Insurance and Trust Company

WHEN RECORDED MAIL TO

Name Mr. S. L. Hechinger Street Address 12467 W. Washington Blvd. City & State Los Angeles, Calif. 90066

RECORDED AT THE REQUEST OF S. L. Hechinger on Jan. 31, 1975 at 51 mins. part 2 P. M. Book 50 of OFFICIAL RECORDS, page 599 RECORDS OF EUREKA COUNTY, NEVADA. File No. 59733 Recorder Fee \$3.00 FILE NO. 59733

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