

# DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, Made this 22nd day of December, 1975 (Escrow No. 25194-3)

Between CLAUDIA FRICKS, a single woman

whose address is 313 Second Avenue, Fairbanks, Alaska 99707 (P. O. Box 1222) herein called GRANTOR or TRUSTOR

TRANSAMERICA TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and EMBRY C. WALKER, a single woman, her heirs or assigns herein called BENEFICIARY.

Witnesseth: That Trustor irrevocably GRANTS, BARGAINS, SELLS, AND TRANSFERS to TRUSTEE in TRUST WITH POWER OF SALE that real property in the County of Eureka, State of Nevada, described as:

**The Southeast Quarter of the Southeast Quarter, Section 1, Township 30 North, Range 48 East, M.D.B. & M.**

**RESERVING THEREFROM an easement of 30 feet along all boundaries for ingress and egress, with power to dedicate.**

Together with all appurtenances thereunto belonging or in any wise appertaining, all fixtures now or hereafter attached to or used in connection with the property herein described, and all rents, issues and profits of said real property, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by Paragraph 5 of Part B of the provisions incorporated herein by reference to collect and apply such rents, issues and profits, FOR THE PURPOSE OF SECURING payment of indebtedness evidenced by a promissory note, of even date herewith, executed by Trustor in the principal sum of ONE THOUSAND NINE HUNDRED AND NO/100 Dollars (\$1,900.00), payable to Beneficiary or order, payment of any additional sums and interest thereon which may hereafter be loaned to the Trustor or his successors or assigns by the Beneficiary, and the performance of each agreement herein contained. Additional loans hereafter made and interest thereon shall be secured by this Deed of Trust only if made to the Trustor while he is the owner of record of his present interest in said property, or to his successors or assigns while they are the owners of record thereof, and shall be evidenced by a promissory note reciting that it is secured by this Deed of Trust.

BY THE EXECUTION AND DELIVERY OF THIS DEED OF TRUST and the note secured hereby the parties hereto agree that there are adopted and included herein for any and all purposes by reference as though the same were written in full herein the provisions of Section A, including paragraphs 1 through 4 thereof, and of Section B, including paragraphs 1 through 14 thereof, of that certain Master Form Deed of Trust recorded in the official records in the offices of the County Records of the following counties of the State of Nevada on June 17, 1970, unless otherwise indicated by \*, \*\*, or \*\*\*, under the Document or File No. and in the books and pages designated after the name of each county:

County	Document or File No.	Book	Page	County	Document or File No.	Book	Page
Churchill	122828	19	343	Lyon	03174		
**Clark	036923	047	6-1	Mineral	06434	22	552
*Douglas	48420	76	560	Nye	18337	133	35
Elko	50546	123	685	Perth	76277	Roll 28	227
**Esmeralda	43382	3-3 of Deeds	54	Storey	33435	"S" of Mortgages	324
Eureka	52734	35	500	Washoe	176799	470	22
Humboldt	142565	48	1-1	White Pine	156259	326	274
*Lander	65150	98	559	Carson City	71598	98	396
Lincoln	49141	"Q" of Mortgages	35	(formerly Ormsby)			

\* June 12, 1970; \*\* June 15, 1970; \*\*\* July 10, 1970

A copy of said provisions so adopted and included herein by reference is set forth on the reverse hereof. The parties hereto further agree that with respect to said paragraph 14 of the provisions of Section B incorporated herein by reference the amount of fire insurance required by Covenant No. 2 shall be the sum equal to the full insurable value thereof, and with respect to attorneys' fees provided for by Covenant No. 7, the percentage shall be TEN (10 %).

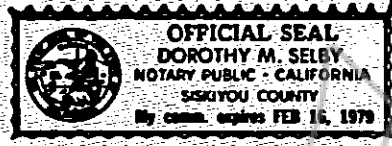
THE UNDERSIGNED TRUSTOR REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE HEREUNDER BE MAILED TO HIM AT HIS ADDRESS HEREINBEFORE SET FORTH.

*Claudia Fricks*  
Signature of Trustor  
Claudia Fricks

STATE OF California On Dec. 22, 1975, before me, the undersigned, a Notary Public in and for said COUNTY OF Siskiyou, SS. CLAUDIA FRICKS County and State, personally appeared

person whose name is CLAUDIA FRICKS known to me to be the subscribed to the within instrument, and acknowledged to me that s/he executed the same.

Nevada Form No. 166



Notary's Signature *Dorothy M. Seley*

RECORDING REQUESTED BY Transamerica Title Insurance Co. P. O. Box 2107 Carson City, Nevada 89701

SPACE BELOW THIS LINE FOR RECORDER'S USE

RECORDED AT THE REQUEST OF Frontier Title Company on December 30, 1975, at 56 mins. past 10 A.M. In Book 53 of OFFICIAL RECORDS, page 298, RECORDS OF EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder File No. 60732 Fee \$ 3.00

AND WHEN RECORDED MAIL TO Name Miss Emory C. Walker Street 746 East Palm Avenue City Monrovia, California State 91016 Zip