

This Deed of Trust, Dated January 18, 1982, between

(FICTITIOUS), herein called TRUSTOR,
whose address is (FICTITIOUS) (city) (zone) (state)
(number and street)
FOUNDERS TITLE COMPANY OF NEVADA, a Nevada Corporation, herein called TRUSTEE, and

(FICTITIOUS), herein called BENEFICIARY,
Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,
that property in County, Nevada, described as:

(FICTITIOUS)

THIS IS A FICTITIOUS DEED OF TRUST
RECORDED PURSUANT TO CHAPTER 111.353
OF THE NEVADA REVISED STATUTES

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. Performance of each agreement of Trustor herein contained. 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 \$ (fictitious) executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees:

- To properly care for and keep said property in good condition and repair, not to remove or demolish any building thereon, to complete in a good and workmanlike manner any building which may be constructed thereon, and to pay when due all claims for labor performed and materials furnished therefor, to comply with all laws, ordinances and regulations requiring any alterations or improvements to be made thereon, not to commit or permit any waste thereof, not to commit suffer or permit any act to be done in or upon said property in violation of law, to cultivate, irrigate, fertilize, fumigate, prune and or do any other act or acts, all in a timely and proper manner, which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- The Grantor agrees to pay and discharge all costs, fees and expenses of these Trusts, including cost of evidence of title and Trustee's fees in connection with sale, whether completed or not, which amounts shall become due upon delivery to Trustee of Declaration of Default and Demand for sale, as hereinafter provided.
- The amount collected under any fire insurance policy shall be credited first to accrued interest next to expenditures hereunder, and any remainder upon the principal and interest shall thereupon cease upon the amount so credited upon principal, provided, however, that at the option of the Beneficiary, the entire amount collected under the policies or any part thereof may be released to the Grantor without liability upon the Trustee for such release.
- The Grantor promises and agrees that if, during the existence of the Trust there be commenced or pending any suit or action affecting said conveyed premises or any part thereof, or the title thereto, or if any adverse claim for or against said premises, or any part thereof, be made or asserted, he will appear in and defend any such matter purporting to affect the security and will pay all costs and damages arising because of such action.
- Any award of damages in connection with any condemnation for public use of or injury to any property or any part hereof is hereby assigned and shall be paid to Beneficiary, who may apply or release such moneys received by him in the same manner and with the same effect as herein provided for disposition of proceeds of insurance.
- Trustee shall be under no obligation to notify any party hereto of any pending sale hereunder or of action or proceeding of any kind in which Grantor, Beneficiary and or Trustee shall be named as defendant, unless brought by Trustee.
- Acceptance by Beneficiary of any sum in payment of any indebtedness secured hereby, after the date when the same is due, shall not constitute a waiver of the right either to require prompt payment, when due, of all other sums so secured or to declare default as herein provided for failure so to pay.

continued on next page

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

FOUNDERS TITLE COMPANY OF NEVADA
P. O. BOX 11677
RENO, NEVADA 89510

781398

BOOK 101 PAGE 288

SPACE ABOVE THIS LINE FOR RECORDER'S USE

781398

RECORDED AT REQUEST OF
Founders Title Company of NV
BOOK 101 PAGE 290

02 FEB 25 A10:31

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
WILLIS A. DEPAULI-RECORDER
FILE NO. 8322
FEE \$ 6.00

CERTIFIED COPY
THE FOREGOING DOCUMENT IS A FULL
TRUE AND CORRECT COPY OF THE
RECORD IN THE OFFICE OF COUNTY
RECORDER, WASHOE COUNTY, NEVADA.
WITNESS MY HAND AND SEAL THIS
17 DAY OF Feb, 1982
JOE MELCHER, COUNTY RECORDER
BY: *Joe Melcher* DEPUTY

SEAL
Affixed