

98376
SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO. 20129-EU/mh

THIS DEED OF TRUST, made this 14th day of January, 1985, between ROBERT B. STEPHENSON and KAREN L. STEPHENSON, husband and wife, herein called TRUSTOR, whose address is P.O. Box 269, Eureka, Nevada 89316 (number and address) (city) (state) (zip) and SIERRA LAND TITLE CORPORATION, a Nevada corporation, herein called TRUSTEE, and NEVADA STATE EMPLOYEES FEDERAL CREDIT UNION, herein called BENEFICIARY,

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, that property Eureka Lot 1, ⁱⁿ 2, 3 and 4 in Block 90 and Lot 1 in Block 102, TOWN OF EUREKA, County Nevada, described as: filed in the office of the County Recorder of Eureka County, Nevada. EXCEPTING AND RESERVING all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, as reserved by the United State of America in Patent dated December 1, 1947, and recorded December 19, 1947, in Book 23 of Deeds at page 226, Eureka County, Nevada. A portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 16 North, Range 21 East, M.D.B. & M., IF TRUSTOR SHALL SELL, CONVEY, OR ALIENATE THE PREMISES, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, OR SHALL BE DIVESTED OF HIS TITLE OR ANY INTEREST THEREIN IN ANY MANNER, WHETHER VOLUNTARILY OR INVOLUNTARILY, WITHOUT THE PRIOR WRITTEN CONSENT OF BENEFICIARY, OR IF DEFAULT IS MADE IN THE PAYMENT OF ANY PRINCIPAL OR INTEREST PAYABLE UNDER THE SECURED NOTE OR IN THE PERFORMANCE OF THE COVENANTS OR AGREEMENTS HEREOF, OR ANY OF THEM, BENEFICIARY SHALL HAVE THE RIGHT, AT ITS OPTION, TO DECLARE ANY INDEBTEDNESS OR OBLIGATIONS SECURED HEREBY, IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN THE NOTE EVIDENCING THE SAME, IMMEDIATELY DUE AND PAYABLE.

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 \$25,000.00** 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, 1988, 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 | 115384 | Lincoln | | | 45902 |
| Clark | 850 | Off. Rec. | 682747 | Lyon | 37 | Off. Rec. | 341 |
| Douglas | 57 | Off. Rec. | 40050 | Mineral | 11 | Off. Rec. | 100561 |
| Elko | 92 | Off. Rec. | 35747 | Nye | 105 | Off. Rec. | 89073 |
| Esmeralda | 3-X | Deeds | 35927 | Ormsby | 72 | Off. Rec. | 107 |
| Eureka | 22 | Off. Rec. | 45941 | Pershing | 11 | Off. Rec. | 537 |
| Humboldt | 28 | Off. Rec. | 131075 | Storey | 300 | Off. Rec. | 249 |
| Lander | 24 | Off. Rec. | 50782 | Washoe | 295 | R.E. Records | 206 |
| | | | | White Pine | 295 | R.E. Records | 517 |
| | | | | | | | 107192 |

shall inure to and bind the parties hereto, with respect 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 Beneficiary or the collection agent appointed by him may charge a fee of not to exceed \$15.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

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 EUREKA } ss.
 On January 14 1985 personally
 appeared before me, a Notary Public,

**ROBERT B. STEPHENSON and
 KAREN L. STEPHENSON**

who acknowledged that they executed the above instrument.
 Signature: Shirley Allison
 (Notary Public)

Robert B. Stephenson
 ROBERT B. STEPHENSON
Karen L. Stephenson
 KAREN L. STEPHENSON



FOR RECORDER'S USE

RECORDED AT REQUEST OF
FIRST AMERICAN TITLE CO. OF NEVADA
 BOOK 134 PAGE 31

85 JAN 22 P 2: 04

OFFICIAL RECORDS
 EUREKA COUNTY, NEVADA
 M.N. REBALEATI, RECORDER
 FILE NO. 98376
 FEE \$ 5.00

BOOK | 34 PAGE 31

WHEN RECORDED MAIL TO:
SIERRA LAND TITLE CORPORATION
111 West Proctor
Carson City, Nv. 89701

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