

DEED OF TRUST

THIS DEED OF TRUST, made as of the 15 day of March,

1992, by and between KARON HOLLANDER, a single person, as Trustor,

and ROSS P. EARDLEY, as Trustee, and FANNIE F. KOMP, a widow, and

ELWOOD WRIGHT, an unmarried man, as joint tenants with right of

survivorship, as Beneficiaries;

W I T N E S S E T H:

That the said Trustor hereby grants, bargains, sells, conveys

and confirms unto the said Trustee, and to its successors and

assigns, with power to sell, the following described real property

situate in the County of Eureka, State of Nevada, more particularly

described as follows:

Lots 7 and 8, in Block 4, of Crescent Valley Ranch & Farms Unit No. 1, as shown on the official plat of said subdivision filed in the Office of the County Recorder of Eureka County, Nevada, on April 6, 1959, as Document No. 34081.

TOGETHER with any and all improvements situate

thereon,

SUBJECT to all taxes, assessments, reservations, exceptions, and all easements, rights of way, conditions, restrictions and covenants as may now appear of record.

TOGETHER with the tenements, hereditaments and appurtenances thereto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the Trustee, and to its

successors and assigns, upon the trusts, covenants and agreements

herein expressed and as security for the payment of a certain Promissory Note of even date herewith, for the principal sum of \$4,000.00,

bearing interest from January 10, 1993, at the rate of 10% per annum,

ROSS P. EARDLEY
ATTORNEY AT LAW
489 IDAHO STREET - P.O. BOX 391
ELKO, NEVADA 89801
(702) 738-4046

said principal sum and interest being payable in monthly install-

ments, as more specifically set forth in said Note; said Note being executed by the Trustor herein to the said Beneficiaries and payable at Crescent Valley, Nevada, or wherever else said Beneficiaries in

writing designate. Said Note is hereby referred to and incorporated herein as though set forth in full herein.

This Deed of Trust is also given as security for the payment of any and all monies which the Beneficiaries and Trustee, or either of them, may or shall hereafter loan or advance to the Trustor, or advance for her account, even though the said loan or advance may be secured by other mortgage or Deed of Trust and as security for the payment of all other monies that may become due from the Trustor from any cause whatsoever, including the payment of all other monies hereby agreed or provided to be paid by the Trustor, or which may be paid out, or advanced, by the Trustee, or by the Beneficiaries, under the provisions of this Deed of Trust.

The Trustor hereby covenants and agrees:

1. The Trustor promises and agrees to properly care for and keep the property herein described, including any fences, buildings and other improvements thereon, in at least as good a condition of repair and maintenance as the same now are, subject to normal wear and tear, and to care for, protect and maintain any and all buildings situate thereon, and to otherwise protect and maintain said premises and not to commit nor permit any waste or deterioration thereof. The Trustor may make such alterations or improvements as she may desire on said premises, so long as they do not lessen the value of said property, and the Trustor shall pay, when due, all claims for labor performed or material furnished thereon.
2. That the Beneficiaries, or their duly authorized agents, shall at all reasonable times have the right to enter upon said

does include the masculine, feminine and neuter genders, and the instrument, and any pronoun referring thereto, is intended to and the words Trustor, Grantor, Trustee or Beneficiaries, as used in this instrument, and it is distinctly understood and agreed that the legal representatives, successors and assigns of the respective parties hereto, shall apply to and

8. All the provisions of this instrument shall apply to and hereafter acquired. hereunder, operate as a waiver of such other security now held or this Deed of Trust, nor its satisfaction, nor a reconveyance made operate as a waiver of the security of this Deed of Trust, nor shall the indebtedness secured hereby, nor the release thereof, shall

7. The Trustor hereby covenants and agrees that neither the acceptance nor existence, now or hereafter, of any other security for the Trustor hereby covenants and agrees that neither the performed by the Trustor herein provided.

6. The acceptance by said Beneficiaries of any payment of the indebtedness hereby secured shall not operate as a waiver by the Beneficiaries of any default by the Trustor made previously to such payment in any of the covenants or agreements to be made, kept and

5. The reconveyance of this Deed of Trust shall be at the cost and expense of the Trustor, or such other persons entitled to reconveyance. hereby adopted and made a part of this Deed of Trust.

4. The following covenants Nos. 1, 2 (\$), 3, 4 (10%), 5, 6, 7 (Reasonable), 8 and 9 of Section 107.030 NRS are

3. The Trustor covenants, warrants and represents that the premises and inspect the same. of all persons whomsoever. their successors and assigns, against all lawful claims and demands the premises above mentioned to the Trustee and Beneficiaries and encumbrances; that she will forever warrant and defend the title to title conveyed is a fee simple absolute title, free and clear of all



KARON HOLLANDER

Karon Hollander

presents as of the day and year first above written.

IN WITNESS WHEREOF, the said Trustor has executed these

proper parties.

other paper or document believed to be genuine and signed by the acting upon any statement, report, order, notice, request, consent or this Deed of Trust, and that said Trustee shall be fully protected in

done or omitted to be done, in good faith, under the provisions of sors in interest, shall not incur any liability on account of any act 9. Said Trustor agrees that the said Trustee, or its succes-

of Trust.

this property, in order to enforce fully the provisions of this Deed the request of the Beneficiaries, may proceed anew with the sale of such sale shall not exhaust the power of sale, and the Trustee, at

cially declared invalid or deemed by the Beneficiaries to be invalid, remaining provisions, and if any sale made hereunder shall be judi- declared invalid, such decision shall not affect the validity of the

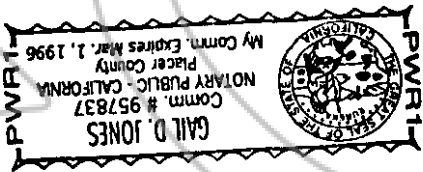
ment; that if any provision of this Deed of Trust be judicially several covenants and agreements of all persons who sign this instru-

Trustor or Grantor herein shall be construed to be the joint and singular and plural numbers; that the covenants and agreements of the

143462

EUREKA COUNTY, NEVADA
M.N. REBALANCE RECORDER
FILE NO. FEE \$ 900-

BOOK 243 PAGE 133
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Road: P. Gaudley
93 JAN -6 M1'33



NOTARY PUBLIC

Gail D. Jones

On this 15th day of December 1992, personally appeared before me, a notary public, KARON HOLLANDER, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that she executed the instrument.

STATE OF *California*
COUNTY OF *Placer*
: SS.

PROXY