

AFTER RECORDING RETURN TO:
JOHN M. IROZ
60 West Fourth Street
Winnemucca, Nevada 89445

166824

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on the 27th day of December, 1996, by and between the following parties:

TRUSTOR:

JOSEPHINE PETERSON, a single woman
as to an undivided one-eighth interest
1200 Russell Way Apt. 229
Hayward, California 94541

and

TRUSTEE

WESTERN TITLE COMPANY, INC.
a Nevada corporation
401 South Bridge Street
Winnemucca, Nevada 89445

BENEFICIARY:

JOHN M. IROZ, Attorney at Law
a sole proprietorship
60 West Fourth Street
Winnemucca, Nevada 89445

WITNESSETH: WHEREAS, Trustor is indebted to Beneficiary in the sum of ONE THOUSAND FIVE HUNDRED DOLLARS AND 00/100THS (U.S. \$1,500.00), and has agreed to pay the same according to the terms of that certain Promissory Note of even date herewith, executed and delivered by Trustor to Beneficiary.

NOW, THEREFORE, Trustor irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Eureka County, Nevada:

All of Lots 1, 2, 3, 4, 5 and 6 in Block 45, together with three frame houses and garage; also, all the furniture, equipment and property located therein.

APN: 01-16-108

TOGETHER WITH all of the estate, interest or other claim which Trustor now has or may hereafter acquire in and to said property, together with all improvements now or hereafter erected on the property, and all easements, right-of-ways used in connection therewith or as a means of access thereto, and all and singular, the tenements, hereditaments, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

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 \$1,500.00 executed by Trustor in favor of Beneficiary.

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 as Document No. 39602 recorded in Book 3, Page 283 in the office of the County Recorder of Eureka County, Nevada, 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 reference 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.

All provisions of this instrument shall inure to, apply to and bind the heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, it being understood the term "Beneficiary" shall mean the owner and holder, including pledgees, of the Promissory Note secured hereby, whether or not named as Beneficiary herein.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

JOSEPHINE PETERSON
Social Security Number: [REDACTED]

Josephine M. Peterson

ELINOR SCHOTTE
Social Security Number: [REDACTED]

Elinor Schotte

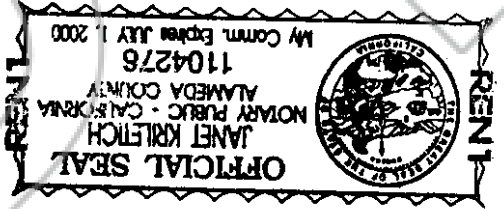
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166824

EUREKA COUNTY NEVADA
M.N. REBALANCE RECORDS
FILE NO. FEES \$8.00

97 MAY 16 AM 11:26

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF



[Signature]
Witness my hand and official seal.

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument executed the instrument.

personally known to me - or -

_____ *Schotte **

_____ personally appeared *Josephine M Peterson & Elinor L.*

On *12/21/96*, before me, *Janet Krietch, BSWM*,

State of *California*
County of *Alameda*