

**170967**

**DEED OF TRUST**

This DEED OF TRUST, made this 23 day of July 1998, by and between BRUCE DENNING a SINGLE MAN, hereinafter named TRUSTOR, and STEWART TITLE, hereinafter named TRUSTEE and the NEVADA HOUSING DIVISION hereinafter named BENEFICIARY.

WITNESETH, that TRUSTOR IRREVOCABLY grants, transfers, and assigns to TRUSTEE in trust with power of sale, that property located in the County of EUREKA, Nevada, legally described as follows:

Lot 4 Block 11 Crescent Valley Ranch and Farms Unit 4, as recorded. Section 21 Township 30 N., Range 43 E. Eureka County State of Nevada.

and more commonly known as PROSPECT AVE. & NORTH 11<sup>TH</sup> STREET in EUREKA County of NEVADA.

TOGETHER WITH all appurtenances in which TRUSTOR has any interest including water rights benefiting said real property, represented by shares of a company or otherwise; and

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same, except during some default hereunder, in which event the TRUSTEE shall collect the same by any lawful means in the name of the BENEFICIARY,

TO HAVE AND TO HOLD the same to TRUSTEE and its successors, on the trusts to be expressed, a security for the payment of the sum of TWENTY NINE THOUSAND FOUR HUNDRED FOURTY FIVE AND 26/100 (\$29,445.26), arising from that certain rehabilitation contract executed between the TRUSTOR and GATEWAY HOMES AND RV, dated the 23 day of July, 1998.

This trust is intended to and does secure such additional amounts as may be hereafter loaned by the BENEFICIARY or its successors or assigns to TRUSTOR, and any present or future demands of any kind or nature that BENEFICIARY or its successor may have against TRUSTOR, whether created directly or acquired by assignment; whether absolute or contingent, due or not, or otherwise secured or not; or whether existing at the time of the execution of this instrument or arising thereafter.

It is expressly intended that repayment under this trust arises only upon the advent of the sale of the property and is thus conditioned upon the fact that the property does not continue to be the principal residence of the TRUSTOR; that by execution of this Deed of Trust all applicable rules and regulations governing the recapture of assistance to homebuyers, as more fully set forth in the "HOME Investment Partnerships Program,

Final Rule, 24 Code of Federal Regulations (CFR) effective September 16, 1996, and as further modified or clarified, with all applicable subparts of said rules and regulation, are here made a part of this Trust; that the TRUSTOR's right, title, and interest are governed by all such applicable rules and regulations as pertaining to the use, sale, resale and rent of the property to the extent that the application of any such rules and regulations are not otherwise inconsistent with this Trust.

BRUCE DENNING hereby covenants and agrees to pay all reconveyance fees charged by the TRUSTEE at the time of full payment of the indebtedness secured by this Trust.

BENIFICIARY may, without notice to or consent of TRUSTOR, extend the time payment of any indebtedness secured hereby to any successor in interest of TRUSTOR without discharging TRUSTOR from liability thereon.

IN THE EVENT OF DEFAULT under the terms of this Trust, any notice of default or any notice of sale hereunder shall be provided to the TRUSTOR and TRUSTEE, by first class mail, return receipt requested, at the following addresses:

RURAL NEVADA DEVELOPMENT CORPORATION  
740 PARK AVENUE  
ELY, NV 89301  
and  
BRUCE DENNING  
PO BOX 211042  
CRESCENT VALLEY, NV 89821

Bruce E Denning  
OWNER SIGNATURE

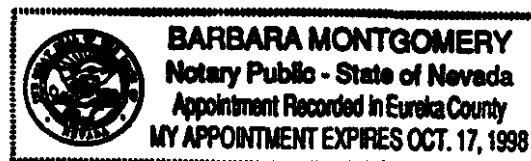
7/23/98  
DATE

STATE OF NEVADA  
COUNTY OF EUREKA

On this 23rd day of JULY, 1998 BRUCE DENNING personally appeared before me, a Notary Public, and executed this Deed of Trust.

Barbara Montgomery  
NOTARY PUBLIC

After recording Please Return to:  
RNDC  
Housing Administrator  
740 Park Ave.  
Ely, NV 89301



BOOK 323 PAGE 102  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Rural Nevada Development*  
98 NOV -9 AM 9:16

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. 170967 FEES 9.00

170967

COPY

RECEIVED  
EUREKA COUNTY CLERK  
NOV 10 1998