

STATE OF CALIFORNIA  
COUNTY OF

VENTURA,

On June 8th 1954  
before me, the undersigned, a Notary Public in  
and for said County and State, personally appeared  
Max Mansdorf

known to me to be the person, whose name is  
subscribed to the within instrument and acknowledged that  
he executed the same.

WITNESS my hand and official seal

(Seal)

My Commission Expires Sept. 8, 1955

WHEN RECORDED MAIL TO

BOOK 1224 PAGE 557

28268

RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.  
AT 8:00 A. M.

OFFICIAL RECORDS VENTURA COUNTY

AUG 27 1954

BOOK 1224 PAGE 557

RECORDED

FEE \$2.30 PLUS 9

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Incorporating by reference certain provisions of a deed of trust recorded in Ventura County.

A copy of said provisions is set forth on the reverse hereof.

Order No. 109038

This Deed of Trust, Made this 3rd day of June, 1954, between  
MARVIN R. PAIGE and HILMA S. PAIGE, husband and wife,

whose address is Rt. #1, Box 25 Moorpark California  
(Number and Street) (City) (Zone) (State)

TITLE INSURANCE AND TRUST COMPANY, a California corporation, herein called TRUSTEE, and  
MAX MANSDORF, a married man,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF  
SALE, that property in Ventura County, California, described as:

Those portions of Lots 16 and 19, Tract No. 2, M. L. Wicks Subdivision, in the  
county of Ventura, state of California, according to the map thereof recorded in  
the office of the county recorder of said county in book 5 page 37 of Maps, des-  
cribed as a whole as follows:

PARCEL 1:

Beginning at the intersection of the easterly line of the land conveyed to Ralph W.  
Hollis and wife by deed recorded November 9, 1948 as Document No. 10405 in book 878  
page 213 of Official Records, with the center line of that certain easement, 60  
feet wide, locally known as and called "Wicks Road", as conveyed to Ventura County  
by deed recorded October 7, 1949 as Document No. 17027 in book 894 page 399 of  
Official Records, from which the southeasterly corner of said land of Ralph W.  
Hollis bears South 0° 00' 40" West 68.10 feet; thence along the center line of said  
Wicks Road by the following two courses:

- 1st: - Northeasterly, along a curve concave northerly, having a radius of 634.97  
feet and a radial bearing of said curve from said intersection bears North 11° 42'  
West, through an angle of 13° 34' an arc distance of 150.32 feet to the end of said  
curve; thence tangent to said curve,
- 2nd: - North 64° 44' East 408.68 feet; thence,
- 3rd: - North 2° 19' 50" West 170.44 feet, at 32.58 feet a 1/2" iron pipe set in the  
northerly line of said Wicks Road, at 170.44 feet a 1/2" iron pipe; thence,
- 4th: - North 14° 19' 50" West 327.60 feet to a 3/4" iron pipe; thence,
- 5th: - South 75° 28' 20" West 183.51 feet; thence,
- 6th: - South 66° 36' 20" West 295.82 feet to a 3/4" iron pipe; thence,

7th: - South 34° 17' 30" West 375.87 feet to a 3/4" iron pipe set in the northerly line of the land described as Parcel "C" in the deed to Rosalie E. Wicks, a widow, recorded December 1, 1928 in book 228 page 363 of Official Records, thence along the northerly line of said land of Rosalie E. Wicks to and along the northerly line of said land of Ralph W. Hollis.

8th: - South 89° 59' 20" East 237.14 feet to the northeasterly corner of said last mentioned land; thence along the easterly line of said land of Ralph W. Hollis,

9th: - South 0° 00' 40" West 235.60 feet, at 204.26 feet a 3/4" iron pipe set in the northerly line of said Wicks Road, at 235.60 feet the point of beginning.

RESERVING THEREFROM a non-exclusive easement, for road purposes, over a strip of land 20 feet in width lying parallel with, westerly of and adjoining courses 3rd and 4th, as hereinbefore described.

#### PARCEL 2:

A non-exclusive easement, for road purposes, over a strip of land 20 feet in width lying parallel with, easterly of and adjoining courses 3rd and 4th of Parcel 1 as hereinbefore described.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

#### 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 in the principal sum of \$ 4,000.00 - executed by Trustor in favor of Beneficiary or order.

#### 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 14, inclusive, of the Deed of Trust recorded on June 22, 1950, in book 939, page 300 of Official Records, in the office of the county recorder of Ventura County, California, shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as fully as though set forth herein at length; that he will observe and perform said provisions; that the note and other obligations therein referred to shall be deemed to mean the obligations secured by this Deed of Trust; that the property therein referred to shall be deemed to mean the property affected by this Deed of Trust; that the terms "Trustor," "Beneficiary" and "Trustee" as used therein shall be deemed to mean the Trustor, Beneficiary and Trustee, respectively, under this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

*Marvin R. Paige*  
Marvin R. Paige  
*Hilma S. Paige*  
Hilma S. Paige

STATE OF CALIFORNIA, } ss.  
COUNTY OF VENTURA }

On June 14 1954  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
Marvin R. Paige  
Hilma S. Paige

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal) *H. G. Romick*  
Notary Public in and for said County and State

My Commission Expires Sept. 8, 1955  
If executed by a Corporation the Corporation Form of Acknowledgment must be used.

SPACE BELOW FOR RECORDER'S USE ONLY  
Index as Trust Deed and Assignment of Rent.

26269

RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.  
AT 8:00 A. M.  
OFFICIAL RECORDS VENTURA COUNTY

AUG 27 1954

BOOK 1224 PAGE 559

*John A. Fisher* RECORDER  
FEES \$2.72 FOLIO 10

(USE FOR REAL ESTATE IN VENTURA COUNTY ONLY)