

DEED OF TRUST

THIS DEED OF TRUST, made this 9th day of
FEBRUARY, 1984, by and between FRANK P. BLEUSS and CAROL
A. BLEUSS, husband and wife as joint tenants, herein called
"TRUSTORS", and whose address is 3105 Northgate Lane, Carson
City, Nevada 89701, and SIERRA LAND TITLE CORPORATION, a Nevada
corporation, herein called "TRUSTEE", and NEVADA STATE EMPLOYEES
FEDERAL CREDIT UNION, herein called "BENEFICIARY",

W I T N E S S E T H:

That Trustors irrevocably grant, transfer and assign to
Trustee in trust, with power of sale, that property in the
County of Eureka, State of Nevada, described as follows, to wit:

Lots 14 and 15, Block 5, in the Town of Eureka,
according to the official map thereof, filed in the
office of the County Recorder of Eureka County, State of
Nevada.

310362-64A

IF TRUSTORS SHALL SELL, CONVEY, OR ALIENATE THE
PREMISES, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, OR SHALL
BE DIVESTED OF THEIR TITLE OR ANY INTEREST THEREIN IN ANY
MANNER, WHETHER VOLUNTARILY OR INVOLUNTARILY, WITHOUT 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

\$20,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustors, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustors incorporated by reference or contained therein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustors, or to their successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

TO HAVE AND TO HOLD the said premises, together with all the improvements, tenements, hereditaments, and appurtenances thereto belonging, unto the said Trustee, and to its successors and assigns, subject only to existing encumbrances of record.

IN AND UPON THE USES AND TRUSTS, HEREINAFTER DECLARED, that is to say:

1. To permit the said Trustors, their successors and assigns to possess and enjoy said described premises, and to receive the issues and profits thereof until default be made in the payment of any manner of the indebtedness hereby secured or in the performance of said Note and of any extensions or renewals thereof, and the interest thereon, and all moneys advanced or expended, as herein provided, and expenses, to obtain the release and reconveyance in fee unto and at the cost of the said Trustors, their successors and assigns, the said described lands and premises.

2. That the said Trustors will pay all ground rents, taxes, assessments, water rates, insurance and other governmental or municipal charges, fines or impositions, for which provision has not been made hereinbefore, and in default thereof Beneficiary may pay the same.

3. That if the premises covered hereby, or any part thereof, shall be damaged by fire or other hazard against which

insurance is held as herein provided, the amount paid by any insurance company by reason of such damages, pursuant to such contract of insurance to the extent of indebtedness upon the Note secured hereby remaining unpaid, is hereby assigned by the Trustors to the Beneficiary.

4. That the Trustors will keep the said premises in as good order and condition as they are now and will not commit or permit any waste of the said premises, reasonable wear and tear excepted.

5. That if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds and the consideration for such acquisition to the extent of the full amount of indebtedness upon this Deed of Trust and the Note secured hereby remaining unpaid, are hereby assigned by the Trustors to the Beneficiary to be applied by it on account of the unpaid balance of such indebtedness.

6. That if the Trustors shall sell, convey or alienate said property, or any part thereof, or shall enter into any agreement for the same, or any interest therein, or shall be divested of title in any manner or way, whether voluntary or involuntary, any indebtedness or obligation secured hereby, irrespective of the maturity dates expressed in any notice evidencing the same, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable. In the event the Trustors sell or otherwise dispose of the property the subject hereof and Beneficiary does not accelerate the indebtedness secured hereby, the new owner shall assume all obligations of this Deed of Trust and the obligations which it secures and Beneficiary shall be entitled to make a charge of four percent (4%) of the unpaid principal balance in this connection.


7. The following covenants, Nos. 1, 2 (amount of insurance on improvements shall be at least the sum of \$20,000.00), 3, 4 (interest 15%), 5, 6, 7 (counsel fees 5%), 8 and 9 of Nevada Revised Statutes 107.030, are hereby adopted and made a part of this Deed of Trust.


8. The covenants and conditions herein contained shall inure to the benefit of and bind the heirs, personal representatives, successors and assigns of the parties hereto.

9. The Trusts created herein are irrevocable.

The undersigned Trustors request that a copy of any notice of default and any notice of sale hereunder be mailed to them at their address hereinbefore set forth.

IN WITNESS WHEREOF, the Trustors has hereunto caused their execution of this Deed of Trust the day and year first above written.



Frank P. Bleuss


Carol A. Bleuss

STATE OF NEVADA)
CARSON CITY) ss.

On February 9th, 1984, personally appeared before me, a Notary Public, FRANK P. BLEUSS and CAROL A. BLEUSS, who acknowledged that they executed the foregoing instrument.




Notary Public

RECORDED AT REQUEST OF
First American Title
BOOK 121 PAGE 315

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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
H.R. REBALEATI, RECORDER
FILE NO. 92866
FEE \$ 8.00

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