

13715-1

DEED OF TRUST

June

THIS DEED OF TRUST, made this 10th day of May, 1991, by and between BRUCE KLINEFELTER, an unmarried man, as Grantor, and FIRST AMERICAN TITLE COMPANY OF NEVADA, as Trustee, and RICHARD FIRST, of Ft. Lauderdale, Florida, as Beneficiary,

W I T N E S S E T H:

That said Grantor hereby grants, conveys, and confirms unto said Trustee in trust with power of sale, the following described real property situate in the County of Eureka, State of Nevada, to-wit:

TOWNSHIP 31 NORTH, RANGE 49 EAST, MDB&M

Section 13: All

EXCEPTING, therefrom, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom as reserved in Deed executed by SOUTHERN PACIFIC COMPANY to MARTIN T. MAGNUSON, et al, recorded April 23, 1959, in Book 25 of Deeds at Page 290, Eureka County, Nevada.

TOGETHER WITH all improvements now thereon or which may hereafter be placed or constructed thereon or affixed in any way to the property.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and also all of the estate, right, title and interest, homestead or other claim or demand, in law as well as in equity, which the said Grantor now has or may hereafter acquire of, in, or to the said premises or any part thereof, with the appurtenances.

There is assigned to the Trustee as security all rents,

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*See B.K. 233 pg. 546 for
Notice of Breach & Default
& Election to Deed
See BK 223 pg. 458 for Full Reconveyance*

issues and profits, present and future, but which assignment Trustee agrees not to enforce so long as Grantor is not in default in the payment of any sum or performance of any act to be made or performed hereunder, but in the event of default, Grantor hereby gives to and confers upon Beneficiary the right, power, and authority to collect rents, issues, and profits of said property or of any personal property located thereon, with or without taking possession of the property affected hereby, reserving to Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in the performance of any agreement hereunder, to collect and retain such rents, issues, and profits as they may accrue and become payable.

TO HAVE AND TO HOLD the same unto the said Trustee and its successors, upon the trusts hereinafter expressed, namely:

As security for the payment of (a) FORTY NINE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$49,200.00) lawful money of the United States of America, with interest thereon in like lawful money, and with expenses and counsel fees according to the terms of the promissory note or notes for said sum executed and delivered by the Grantor to the Beneficiary: (b) such additional amounts as may be hereafter loaned by the Beneficiary or his successors to the Grantor, or any successor in interest of the Grantor, with interest thereon, and any other indebtedness or obligation of the Grantor, and any present or future demands of any kind or nature which the Beneficiary, or his successors may have against the Grantor, whether created directly or acquired by assignment; whether absolute or

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contingent; whether due or not, or whether otherwise secured or not, or whether existing at the time of the execution of this instrument, or arising thereafter; also as security for the payment and performance of every obligation, covenant, promise or agreement herein or in said note or notes contained.

Grantor grants to Beneficiary the right to record notice that this Deed of Trust is security for additional amounts and obligations not specifically mentioned herein, but which constitute indebtedness or obligations of the Grantor for which Beneficiary may claim this Deed of Trust as security.

AND THIS INDENTURE FURTHER WITNESSETH:

FIRST: The Grantor promises to properly care for and keep the property herein described in at least its present condition, order, and repair; to care for, protect, and repair all buildings and improvements situate thereon or which may hereafter be placed or constructed thereon; not to remove or demolish any buildings or other improvements situate thereon or hereafter placed or constructed thereon; and otherwise to protect and preserve the said premises and the improvements thereon, and not to commit or permit any waste or deterioration of such buildings and improvements or of such premises.

SECOND: The following covenants, Nos. 1, 2 (insurable value of any buildings or improvements that may now or hereafter be situate thereon); 3, 4 (interest 9.08% per annum), 5, 6, 7 (reasonable), 8, and 9 of NRS 107.030 are hereby adopted and made a

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part of this Deed of Trust.

THIRD: The rights and remedies hereby granted shall not exclude any other rights or remedies granted herein or by law, and all rights or remedies granted hereunder or permitted by law shall be concurrent and cumulative.

FOURTH: All the provisions of this instrument shall inure to, apply to, and bind the heirs, legal representatives, successors, and assigns of each party hereto respectively as the context permits.

FIFTH: In the event of a default in the performance or payment under this Deed of Trust or the security for which this Deed of Trust has been executed, any notice given under Section 107.080 NRS shall be given by registered or certified letter to the Grantor at 1115 Warren Street, Napa, California 94558, and such notice shall be binding upon the Grantor and all assignees or grantees from the Grantor.

SIXTH: It is expressly agreed that the trusts created hereby are irrevocable by the Grantor.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.



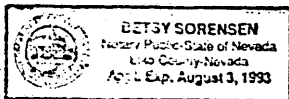
BRUCE KLINEFELTER

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NEVADA
STATE OF ~~CALIFORNIA~~,)
ELKO) ss.
COUNTY OF ~~NAPA~~.)
June)

On ~~May~~ 10, 1991, personally appeared before me, a
Notary Public, BRUCE KLINEFELTER, who acknowledged that he executed the foregoing instrument.



Betsy Sorensen
NOTARY PUBLIC

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American
'91 JUN 18 P4:10
Little Company
EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES 9.00
137154

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