

When Recorded,
Send To:

Eddie Mayo
115 South Deer Run Road
Carson City, NV 89701

137919

DEED OF TRUST, and ASSIGNMENT OF RENTS

October 7, 1991

Date

1. Parties and Property. THIS DEED OF TRUST, is by and between, and involves the "Property" described as follows:

- a. "Grantor" WAYNE C. WILLIAMS ^{an unmarried man} ~~and separate property~~ ^{and separate property}, and MICHAEL R. ANTHONY, an unmarried man, as Joint Tenants with the Right of Survivorship.
STEWART TITLE OF NORTHEASTERN NEVADA, DDA
- b. "Trustee" FRONTIER TITLE COMPANY
445 5th Street
Elko, Nevada 89801
- c. "Beneficiary" EDDIE MAYO
"Lender" 115 South Deer Run Road
Carson City, Nevada 89701

d. the "Property" means the Real Property described in paragraph 2 below.

2. Grant. In consideration of and as security for the obligations described below, Borrower irrevocably grants, bargains and sells to Trustee, in trust, with power of sale, the real property located in Eureka County, Nevada, described as follows:

TOWNSHIP 22 NORTH, RANGE 54 EAST, M.D.B. & M, Section 4: Lots 3 and 4; S $\frac{1}{2}$, NW $\frac{1}{4}$; SW $\frac{1}{4}$,

EXCEPTING THEREFROM all oil, gas, potash and sodium in said land, reserved by the UNITED STATES OF AMERICA, in Patent recorded June 26, 1964, in Book 4, Page 318, of Official Records, Eureka County, Nevada.

TOGETHER with the improvements erected on the Property, and all easements, reversions, appurtenances, rents (subject to the rights

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See BK 265 pg 563
for Sub of Trustee
See BK 265 pg 566 for Default
& Election to Sell

11/27/91

given to Lender to collect and apply the rents), royalties, mineral, oil and gas rights and profits, geothermal rights, water, water rights, and water permits, (the "Real Property"), and all fixtures, equipment and other personal property (except mobile homes) now or subsequently affixed or placed upon the Real Property.

3. Obligations Secured. These grants are given to secure Borrower's payment of all amounts due and the full performance of all obligations of Borrower under:

a. A Promissory Note in the original principal amount of \$30,000.00 which is initially dated the same date hereof; and

b. Any document representing future advances by Lender to Borrower which refer to this Deed of Trust; and

c. This Deed of Trust, and the repayment of all amounts advanced by Lender for the payment of insurance or the protection of the Property or Lender's lien granted hereunder, whether or not obligatory; and

d. All other loan documents now or hereafter executed in connection with this loan transaction, including but not limited to all Borrower's Certificates, Borrower's Affidavits, Hazardous Waste Agreements, Assignments of Leases; and

e. Together with all renewals, revisions, modifications, amendments, and extensions to any of the foregoing.

4. Covenants: Borrower and Lender agree to each of the following.

5. Insurance.

a. If requested by Lender, so long as Borrower owes money to Lender, Borrower agrees to maintain insurance in amounts approved, from time to time, and with insurers approved by Lender as follows:

(1) insurance with respect to improvements against loss or damage by fire or any risk included under "fire and extended coverage" policies and any other hazard Lender requires, in an amount approved from time to time by Lender, with a replacement cost endorsement without depreciation;

(2) public liability and property damage insurance applicable to the Property with an endorsement naming Lender as an additional insured as its interest may appear;

b. All insurance maintained by Borrower shall: (i) except for liability insurance, contain a standard non-contributory

mortgagee's endorsement in favor of Lender; (ii) provide that, except in the case of public liability insurance, insurance proceeds shall be payable to Lender, and in the case of hazard insurance, pursuant to the Nevada Standard Mortgagee Clause no. 438BFUNS or other mortgagee clause; (iii) provide that any losses shall be payable notwithstanding any act or failure to act or negligence of Lender or Borrower or any other person; (iv) provide that no cancellation, reduction in amount or material change in coverage shall be effective until at least 30 days after receipt by Lender and Borrower of written notice and (v) contain only such deductibles, if any, as Lender may approve in writing, and be reasonably satisfactory to Lender in all other respects.

d. Upon request, and thereafter not less than 30 days prior to the expiration date of any policy, Borrower will deliver to Lender the original of any policy or renewal policy required by this Deed of Trust, bearing notations evidencing the payment of premiums, except that, in lieu of any the policy, Borrower may with Lender's consent, deliver a certificate of the insurer, satisfactory to Lender in substance and in form, as to the issuance and effectiveness of the policy and the amount of coverage afforded thereby accompanied by a certified copy of such policy. Delivery of the policy of insurance shall constitute assignment to Lender of any returned premiums.

6. Damage or Destruction; Application of Insurance.

a. Borrower hereby assigns to Lender all proceeds of all insurance policies regarding the operation of the Property, and in the event that Borrower is paid any such proceeds, Borrower agrees that it is holding such proceeds as a trustee for Lender and to immediately pay them to Lender.

b. Any amounts paid to Lender under any hazard insurance policy may be applied by Lender to the repayment of any obligations secured hereby in the order Lender determines, or at the option of Lender, the entire amount or any part, may be applied to repair or restore the Property or released to Borrower. The application or release shall not cure or waive any default or notice of default, or invalidate any act done pursuant to a Notice of Default. Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date or amounts of any payments required by the Note or herein. No prepayment fee is due as a result of insurance proceeds received by Lender.

7. Preservation and Maintenance of Property. Borrower shall keep the Property in good repair and shall not permit or commit waste, impairment, or deterioration of the Property or remove, demolish or materially alter any building or other Property subject

to the Deed of Trust. In the event that any improvements or Personal Property is damaged or destroyed, Borrower agrees to promptly rebuild or replace the improvements or Personal Property in a workmanlike manner, and to pay all charges and satisfy all liens in connection therewith. Borrower also agrees to cause all tenants and licensees to use and operate the Property in accordance with all laws, and not to commit illegal activities thereon. Lender may make or cause to be made reasonable entries upon and inspection of the Property, provided that Lender shall give Borrower notice prior to any inspection.

8. Warranty of Title. Except as otherwise disclosed to Lender in a policy of title insurance accepted by Lender in connection with the loan, Borrower represents and warrants to Lender that it is the sole owner of the Real Property in fee simple absolute and without any defects, liens, encumbrances (except tenant leases), easements, adverse claims or other limitations to title or any options to purchase, agreements to sell, or other defects in title.

9. Hazardous Material Indemnification Agreement.

a. Borrower warrants and represents that Borrower is not aware of any discharges of hazardous materials or toxic substances (as defined under Nevada and Federal law) on the Property or on any adjacent property; that all fuel or oil tanks on the property are registered and being maintained in accordance with state and Federal law; and further agrees not to cause or permit any release or discharge of any hazardous material on the Property and to comply with all laws and regulations regarding the use, storage and discharge of fuels and hazardous materials.

b. Should any hazardous material be discharged Borrower agrees to promptly clean it up and pay all costs. In the event that Lender must advance costs, Borrower agrees to indemnify Lender of all costs advanced and losses sustained by reason of this paragraph.

c. This indemnification agreement shall survive the termination or foreclosure of this Deed of Trust, and Borrower agrees to pay all costs of clean up which are unrecovered by Lender independently from the other provisions of this Deed of Trust.

10. Condemnation.

a. **Assignment of Awards:** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or any part thereof, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Borrower waives any legal or equitable interest in the award and any right to require an

appointment of the award. Borrower agrees that Lender is entitled to apply the award in accordance with this paragraph without demonstrating that its security has been impaired.

b. **Right of Lender to Settle Award:** If the Property is abandoned by Borrower or if after notice to Borrower that the condemner offers to make an award or settle a claim for damages, Borrower fails to respond within 30 days after the date of the notice, Lender is authorized to settle with the condemner and collect the proceeds.

c. **Application of Award:** The amount paid to Lender may be applied by Lender to the Note or other secured debt, and in the order Lender determines, or at the option of Lender the entire amount, or any part, may be applied to repair or restoration of the Property or released to Borrower. The application or release shall not cure or waive any default or notice of default or invalidate any act done pursuant to a notice of default. Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly installments required by the Note or paragraph 1, nor change the amount of the installments. No prepayment fee is due as a result of condemnation proceeds received by Lender.

11. **Limitations on Transfer (Due on Sale).** If the Property or any part thereof, or any interest therein, is sold by contract of sale or otherwise, agreed to be sold, conveyed, or alienated by the Borrower or by the operation of law, or otherwise, or the Property is further encumbered, or there is a material change in the identity or control of the Borrower (all of the foregoing events are referred to as "Transfers"), then all obligations secured by this Deed of Trust, irrespective of the maturity dates of the obligations, at the option of the Lender, and without demand or notice, shall immediately become due and payable, unless the Transfer occurs as a result of a death. Failure to exercise the option or consent to a Transfer shall not constitute waiver of the right to exercise this option in the event of a subsequent Transfer. Lender shall not waive its rights to accelerate pursuant to this paragraph by accepting a payment on an obligation secured by this Deed of Trust after Lender receives notice of the occurrence of a Transfer. If a Transfer occurs, with or without Lender's consent, Borrower waives all suretyship defenses, including the right to compel suit against the principal debtor. This paragraph shall not prevent Borrower from entering into leases of the Property in the ordinary course of Borrower's business, if the leases do not contain an option to purchase.

12. **Fee for Permitting Assumption.** This loan is not assumable without the written consent of Lender, which may be withheld for any reason. If an assumption is allowed, Lender may charge a fee

of ONE PERCENT OF THE UNPAID BALANCE of the Note as an assumption fee.

13. Statutory Covenants.

a. The following Covenants, Nos. 1, 3, 4 (rate of interest default rate in the Note), 5, 6, 7 (reasonable attorney's fees), 8 and 9 of NRS 107.030 are hereby adopted and made a part of this Deed of Trust, provided, however, that the express covenants of this Deed of Trust shall control to the extent that the same are inconsistent with Covenant Nos. 1, 3, 4, 5, and 9 and; provided further, that Covenant Nos. 6, 7 and 8 shall control over the express covenants of this Deed of Trust to the extent the same are inconsistent with Covenant Nos. 6, 7 and 8.

b. The power of sale under this Deed of Trust shall not be exhausted by any one or more sales (or attempts to sell) as to all or any portion of the Property remaining unsold, but shall continue unimpaired until all of the Property has been sold by exercise of the power of sale herein contained and all indebtedness of Borrower to Lender under the Deed of Trust, the Note or other loan documents has been paid in full, in money as defined in N.R.S. 104.1201(24).

14. Offset Statement. Borrower shall, within five (5) days following receipt of a request from Lender, furnish to Lender a written executed statement, commonly called an offset statement, showing the exact payments made to date and the unpaid balance of the Note (or notes) secured by this Deed of Trust as shown on Borrower's records.

15. Protection of Lender's Security. If Borrower fails to perform any obligations herein or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender, may make any appearance, disburse any sums and take any action necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorneys' fees and entry upon the Property to make repairs. Any amounts disbursed by Lender pursuant to this paragraph, with interest from date of disbursement at the default rate specified in the Note, shall become additional indebtedness of Borrower secured by this Deed of Trust, payable upon demand and bearing interest at the default rate specified in the Note, or if no default rate is specified, then the regular rate of interest.

16. Assignment of Rents.

a. Borrower hereby assigns and transfers to Lender all of

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Borrower's interest in all rents due under any leases, subleases, franchises, rental agreements, and the issues, and profits of the Property, now existing or hereafter arising, and hereby gives to Lender the right, power and authority to collect such rents, issues, and profits. This assignment is intended to be a present assignment, and not conditional upon default or otherwise. Lender may at any time without notice, either in person, by agent or by a receiver appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, and without taking possession of the Real or Personal Property, in its own name, sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including attorneys' fees, upon any indebtedness secured hereby, and in such order as Lender may determine.

b. License to Collect. Until otherwise notified by Lender, Borrower shall collect the rents (but not more than one month in advance).

c. Collection does not cure defaults. The collection of such rents, issues, and profits by Lender, or the application thereof to the indebtedness shall not cure or waive any default hereunder or invalidate any act done in response to such default.

d. Restriction on Further Assignments. Borrower will not, without prior written consent of Lender further assign the rents, issues or profits, or any part thereof, from the Property or any part thereof, and any attempted assignment will be void as against Lender in addition to being an event of default under this Deed of Trust.

e. Lender not Mortgagee in Possession. If Lender collects the rents, it shall not be deemed to be a mortgagee in possession of the Property, and Borrower agrees that, except for an obligation to account for all rents collected and how they were applied, Lender shall have no duties to Borrower.

17. Lender's Rights to Deal with Collateral. Without affecting the liability of any person, including Borrower, for the payment of any secured debt or the lien of this Deed of Trust on the Property for the full amount of any unpaid indebtedness, Lender and Trustee are empowered as follows:

a. Lender may, without notice do any one or more of the following: (1) release any person liable for the payment of any of the indebtedness; (2) extend the time or otherwise alter the terms of payment of any of the indebtedness; (3) accept additional security; (4) alter, substitute or release any property securing

the indebtedness.

b. Trustee may, without liability and without notice, upon written request of Lender: (1) consent to the making of any map or plat of the Property; (2) join in granting any easement or creating any easement or creating any restriction thereon; (3) join in any subordination or other agreement affecting this Deed of Trust; (4) reconvey, without any warranty, any part of the Property.

18. Events of Default. Borrower shall be in default under this Deed of Trust if any one or more of the following events occur:

a. Borrower fails to pay any amount due under or honor or perform any provision of, or there occurs a breach of or default under any obligation secured hereby; or

b. Borrower fails to perform or comply with any of the terms of this Deed of Trust or any other document executed in connection with this loan; or

c. Borrower fails to perform or comply with any of the terms of any other instrument securing the obligations secured hereby; or

d. The Property or any portion of it becomes property of a bankruptcy estate or the subject of any bankruptcy proceedings, or part of a decedent's estate, or there occurs a petition for the appointment of any trustee, receiver or liquidator of any material part of the Property.

e. Borrower defaults on any indebtedness secured by a Deed of Trust or security agreement which is either prior or subordinate to the lien of this Deed of Trust.

f. Any taking by eminent domain or a conveyance as a result thereof unless the entire award is paid to Lender, as provided above.

19. Remedies on Default. In the event of a default, Lender may, in any order it chooses, undertake any one or combination of the following remedies, and all of these remedies are cumulative and in addition to any other remedy given hereunder or under the laws or principles of equity of Nevada:

a. declare a default under the Note or any other obligation secured hereby or any other agreement executed in connection with the loan transaction (such as hazardous waste agreements, assignments of leases or the like) and pursue any remedy available thereunder; and

b. invoke any of its rights hereunder, including, but not

limited to the collection of rents, taking any action to protect its security, and exercising the power of sale of the Real Property, and in connection therewith Lender may also sell all or any portion of the Personal Property in connection with the Real Property if it chooses; and

c. repossess or otherwise enforce its rights against the Personal Property in accordance herewith and the Nevada Uniform Commercial Code, and it is agreed that TEN CALENDAR DAYS notice is deemed to be reasonable under the notice provisions therein; and

d. have a receiver appointed as a matter of right without regard to the sufficiency of the Property or any other security or guaranty and without any showing contemplated by NRS 107.100.

20. Waivers. Acceptance of a late or partial payment or performance shall not constitute a waiver of any other or future default. Any lack of diligence by Lender or any failure to exercise any right or remedy shall not be construed as a waiver of the default or any rights or remedies unless such a waiver is expressed in writing. Any waiver applies only to the specific default or right or remedy indicated therein and does not operate as a continuing waiver of the default, right or remedy, or of any other or future defaults, rights or remedies, nor does any waiver imply a course of dealing, course of conduct, or obligation to make any further waivers or forbearances.

21. Binding Effect. The covenants of the Deed of Trust shall bind, and the rights created shall inure to, the respective successors and assigns of Lender and Borrower. Each of the undersigned is obligated and liable jointly and severally with each other of the undersigned. The captions and headings of the paragraphs are for convenience only and are not to be used to interpret or define its provisions.

22. Notice. Unless otherwise required by statute, any notice provided for herein shall be in accordance with the Note secured hereby.

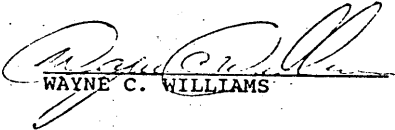
23. Governing Law; Severability. This Deed of Trust shall be governed by the law of Nevada. Should any provision or clause herein be deemed illegal, contrary to public policy, unenforceable or beyond the limits of law by any court or regulatory agency competent to so rule, and if the offending provision can be modified to conform to the limits of validity, then it shall be deemed, ipso facto, to be modified to be within the limits of validity or enforceability, and shall be enforced as such. If the offending provision cannot be so modified, then it shall be excised from this Deed of Trust. In any event, all remaining provisions shall remain in full force and effect. Any reimbursements,

payments or monetary adjustments in favor of the Borrower shall be credited as a prepayment of the Note, without penalty.

24. Certain Legal Proceedings. Should Lender or Trustee, or both, become parties to any action to enjoin foreclosure, or other legal proceedings instituted by Borrower, or by any third party, or should Borrower institute or be subject to any bankruptcy, reorganization, receivership or other proceeding in relation to creditors, then all attorneys' fees and costs incurred by Lender or Trustee, or both, in any of those proceedings, shall be secured by this Deed of Trust and shall be paid by Borrower upon demand, and if not paid, shall be recovered from the Property.

BORROWER:

BORROWER:


WAYNE C. WILLIAMS


MICHAEL R. ANTHONY

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ACKNOWLEDGMENT

STATE OF NEVADA)
 EKO) ss:
COUNTY OF WASHOE)

On this 7th day of October, 1991,
personally appeared before me, a Notary Public,
WAYNE C. WILLIAMS, personally known (or proved) to me to be the
person whose name is subscribed to the above instrument who
acknowledged that he executed the instrument.

Pamela Jane Aguirre
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEVADA)
 EKO) ss:
COUNTY OF WASHOE)

On this 7th day of October, 1991,
personally appeared before me, a Notary Public,
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Pamela Jane Aguirre
NOTARY PUBLIC

PAMELA JANE AGUIRRE
Notary Public-State of Nevada
Elko County-Nevada
App. expires 2/14/02

PAMELA JANE AGUIRRE
Notary Public-State of Nevada
Elko County-Nevada
App. expires 2/14/02

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Frontier Title
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ELKO COUNTY, NEVADA
M.N. RECORDED RECORDS
FILE NO. FEE \$ 14.00

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