

DEED OF TRUST

THIS DEED OF TRUST, made this 20th day of October, 1995, by and between DENNIS GORDON and LINDA GORDON, husband and wife as joint tenants with full right of survivorship, as Trustees, dba and STEWART TITLE OF NORTHEASTERN NEVADA, a Nevada corporation, dba FRONTIER TITLE COMPANY, as Trustee, and JERRY R. MARTIN, Trustee, of the Jerry R. Martin 1994 Trust, as to an undivided one-third (1/3) interest, John T. O'Flaherty and Becky O'Flaherty, husband and wife as community property with the right of survivorship, as to an undivided one-third (1/3) interest, and Curtis P. Hayward, an unmarried man, as to an undivided one-third (1/3) interest, as Beneficiary. (It is distinctly understood that the words "Trustor" and "Beneficiary" and the word "his" referring to the Trustor or Beneficiary, as herein used, are intended to and do include the masculine, feminine and neuter genders and the singular and plural numbers, as indicated by the context.)

W I T N E S S E T H :

That said Trustor 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:

Lot D of Parcel No. 1, as shown on that certain parcel map for Hugo and Shirley Van Vleet, filed in the Office of the County Recorder of Eureka County, Nevada, on September 7, 1989, as File No. 129538, located in a portion of Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B. & M.

Excepting therefrom all the oil and gas lying in and under said land, as reserved by the United States of America, in patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

Further excepting therefrom 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by Edwin C. Bishop and Leta B. Bishop, his wife, in Deed recorded August 23, 1978, in Book 65, Page 317, official records, Eureka County, Nevada.

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

As additional security, Trustor hereby assigns all rents from such property and gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues, and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues, and profits as they become due and payable.

1 Upon any such default, Beneficiary may at any time
2 appointed by a court, and without regard to the adequacy of any
3 security for the indebtedness hereby secured, enter upon and take
4 possession of said property or any part thereof, in his own name
5 for or otherwise collect such rents, issues, and profits, including
6 those past due and unpaid, and apply the same, less costs and
7 expenses of operation and collection, including reasonable
8 attorney's fees, upon any indebtedness secured hereby, and in such
9 order as Beneficiary may determine.

10 The entering upon and taking possession of said property,
11 the collection of such rents, issues, and profits, and the
12 application thereof as aforesaid, shall not cure or waive any
13 default or notice of default hereunder or invalidate any act done
14 pursuant to such notice.

15 In the event all or any part of the property secured by
16 this Deed of Trust be sold, conveyed, transferred, or exchanged,
17 then the Note of even date secured hereby shall become immediately
18 due and payable at the option of the holder of said Note.

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

21 As security for the payment of NINE THOUSAND DOLLARS
22 (\$9,000.00) in lawful money of the United States of America, with
23 interest thereon in like money and with expenses and counsel fees
24 according to the terms of the Promissory Note or Notes for said sum
25 executed and delivered by the Trustor to the Beneficiary; such
26 additional amounts as may be hereafter loaned by the Beneficiary or
27 his successor to the Trustor or any of them, or any successor in
28 interest of the Trustor, with interest thereon, and any other
29 indebtedness or obligation of the Trustor or any of them, and any
30 present or future demands of any kind or nature which the
31 Beneficiary, or his successor, may have against the Trustor or any
32 of them, whether created directly or acquired by assignment;
33 whether absolute or contingent; whether due or not, or whether
34 otherwise secured or not, or whether existing at the time of the
35 execution of this instrument, or arising thereafter; also as
36 security for the payment and performance of every obligation,
37 covenant, promise or agreement herein or in said note or notes
38 contained.

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

44 AND THIS INDENTURE FURTHER WITNESSETH:

45 FIRST: The Trustor promises and agrees to pay when due
46 all claims for labor performed and materials furnished for any
47 construction, alteration or repair upon the above-described
48 premises; to comply with all laws affecting said property or
49 relating to any alterations or improvements that may be made
50 thereon; not to commit, suffer or permit any acts upon said
51 property in violation of any law, covenant, condition or
52 restriction affecting said property.

53 SECOND: The Trustor promises to properly care for and
54 keep the property herein described in first-class condition, order

32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
482 FIFTH STREET - P. O. BOX 5
ELY, NEVADA 89301
(702) 799-4423

and repair; to care for, protect and repair all buildings and improvements situate thereon; and otherwise to protect and preserve the said premises and the improvements thereon and no to commit or permit any waste or deterioration of said buildings and improvements or of any premises. If the above-described property is farm land, Trustor agrees to farm, cultivate and irrigate said premises in a proper, approved and husbandmanlike manner.

THIRD: The following covenants, Nos. 1, 2 (- amount of insurance), 3, 4 (interest 12% per annum), 5, 6, 7 (counsel fees 15%) and 8 of NRS 107.030, are hereby adopted and made a part of this Deed of Trust.

FOURTH: Beneficiary may, from time to time, as provided by statute, or by a writing, signed and acknowledged by him and recorded in the office of the County Recorder of the County in which said land or such part thereof as is then affected by this Deed of Trust is situated, appoint another Trustee in place and instead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereunder with the same effect as if originally named Trustee herein.

FIFTH: Trustor agrees to pay any deficiency arising from any cause after application of the proceeds of the sale held in accordance with the provisions of the covenants hereinabove adopted by reference.

SIXTH: The rights and remedies hereby granted shall not exclude any other rights or remedies granted by law, and all rights and remedies granted hereunder or permitted by law shall be concurrent and cumulative. A violation of any of the covenants herein expressly set forth shall have the same effect as the violation of any covenant herein adopted by reference.

SEVENTH: In the event of any tax or assessment on the interest under this Deed of Trust it will be deemed that such taxes or assessments are upon the interest of the Trustor, who agrees to pay such taxes or assessments although the same may be assessed against the Beneficiary or Trustee.

EIGHTH: All the provisions of this instrument shall inure to, apply, and bind the legal representatives, successors and assigns of each party hereto respectively.

NINTH: 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 give by registered letter to the Trustor(s) at the address herein, P.O. Box 691, Eureka, NV 89316

and such notice shall be binding upon the Trustor(s), Assignee(s), or Grantee(s) from the Trustor(s).

TENTH: It is expressly agreed that the trusts created hereby are irrevocable by the Trustor.

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

32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
462 FIFTH STREET - P. O. BOX 5
ELY, NEVADA 89301
(702) 259-4423

BOOK 287 PAGE 412

-4-

159480

EUREKA COUNTY NEVADA
M.N. REBALANCE, RECORDER
FILE NO.
FEES \$0.00

BOOK 287 PAGE 409
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
95 OCT - 6 PM 3:23

GLADY GOICOECHEA
Notary Public - State of Nevada
Appointment Recorded in Eureka County
MY APPOINTMENT EXPIRES OCT. 28, 1998



NOTARY PUBLIC

Gladys Goicoechea

before me, a Notary Public, DENNIS GORDON and LINDA GORDON, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

on Sept. 22, 1995

STATE OF NEVADA
COUNTY OF EUREKA
ss.)
)

LINDA GORDON
Linda Gordon

DENNIS GORDON
Dennis Gordon