

DEED OF TRUST

THIS DEED OF TRUST, made this 25th day of July, 1996, by

and between WILLIAM B. LEPPALA and PATRICIA A. LEPPALA, husband and wife, as Grantors, and FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, as Trustee, and UHALDE FAMILY TRUST dated March 3, 1986, JOHN H. UHALDE, Trustee, Beneficiary,

W I L N E S S E S :

That said Grantors hereby grant, convey, and confirm 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 5, Block 23, of CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, according to the official map thereof, filed in the office of the County Recorder of Eureka County on April 6, 1959, as File No. 34081. APN 2-039-23.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded in Book 64, Page 313, Deed Records, Lander County, Nevada, and in Book 24, Page 168, Deed Records, 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 Grantors now have 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,

PUCGINELLI & PUCGINELLI
ATTORNEYS AT LAW
700 IDAHO STREET, ELKO, NV 89801
P. O. BOX 530, ELKO, NV 89803
(702) 738-7293
FAX (702) 738-0454

BOOK 299 PAGE 285

PUCGINELLI & PUCGINELLI
ATTORNEYS AT LAW
700 IDAHO STREET, ELKO, NV 89801
P. O. BOX 530, ELKO, NV 89803
(702) 738-7293
FAX (702) 738-0454

A Promissory Note dated July 25, 1996, in the sum of (a) SIXTEEN THOUSAND ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$16,150.00) 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 Grantors to the Beneficiary: (b) such additional amounts as may be hereafter loaned by the Beneficiary or its

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

the holder, become due and payable on the date of such sale.
accrued interest, of such Promissory Note shall, at the election of Note which this Deed of Trust secures, the entire balance, plus above described, prior to the date of maturity of the Promissory convey, exchange or otherwise transfer the real property herein-
Further, in the event the grantors shall elect to sell,

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

successors to the Grantors, or either of them, or any successor in interest of the Grantors, with interest thereon, and any other indebtedness or obligation of the Grantors, or either of them, and any present or future demands of any kind or nature which the Beneficiary, or its successors may have against the Grantors, or either of them, whether created directly or acquired by assignment; whether absolute or 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.

Grantors grant 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 Grantors for which Beneficiary may claim this Deed of Trust as security.

AND THIS INDENTURE FURTHER WITNESSETH:

FIRST: The Grantors promise 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

PUCGINELLI & PUCGINELLI
ATTORNEYS AT LAW
700 IDAHO STREET, ELKO, NV 89801
P. O. BOX 530, ELKO, NV 89803
(702) 738-7293
FAX (702) 738-0454

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 10.5% per annum), 5, 6, 7 (reason-able), 8, and 9 of NRS 107.030 are hereby adopted and made a 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 of NRS shall be given by registered or certified letter to the grantors at General Delivery, Crescent Valley, Nevada 89821, and such notice shall be binding upon the grantors and all assignees or grantees from the grantors.

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

IN WITNESS WHEREOF, the grantors have executed these

presents the day and year first above written.

WILLIAM B. LEPPALA

William B. Leppala

PUCGINELLI & PUCGINELLI

ATTORNEYS AT LAW

700 IDAHO STREET, ELKO, NV 89801

P. O. BOX 530, ELKO, NV 89803

(702) 738-7293

FAX (702) 738-0454

BOOK 299 PAGE 288

PATRICIA A. LEPPALA

Patricia A. Leppala

BOOK 299 PAGE 289

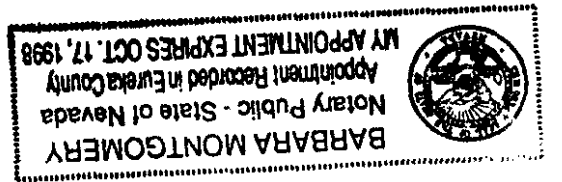
PUCINELLI & PUCINELLI
ATTORNEYS AT LAW
700 IDAHO STREET, ELKO, NV 89801
P. O. BOX 530, ELKO, NV 89803
(702) 738-7293
FAX (702) 738-0454

164229

EUREKA COUNTY NEVADA
M.N. REBALATI, RECORDER
FILE NO.
FEES 11.00

BOOK 299 PAGE 285
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Barbara Montgomery
96 JUL 29 AM 9:17

Grantors Address
General Delivery
Crescent Valley, Nevada 89821



NOTARY PUBLIC

The foregoing instrument was acknowledged before me on
this 25th day of ~~June~~ July, 1996, by WILLIAM B. LEPPALA and PATRICIA
A. LEPPALA.

STATE OF NEVADA,
)
) ss.
) COUNTY OF EUREKA)

