

WHEN RECORDED MAIL TO:
SUTRO TUNNEL COMPANY
P.O. Box 431
Virginia City, Nv 89470

16635.0

DEED OF TRUST

THIS DEED OF TRUST, made this 20th day of March,
1997, by and between JEFFREY J. BARTLEY, Trustee of the JEFFREY J.
BARTLEY REVOCABLE TRUST AGREEMENT, as Trustor, and STEWART TITLE OF
NORTHEASTERN NEVADA, a Nevada Corporation, as Trustee, and SUTRO
TUNNEL COMPANY, a Nevada Corporation, as Beneficiary;

W I T N E S S E T H:

That the said Trustor hereby grants, bargains, sells, conveys
and confirms unto the said Trustee, and to its successors and
assigns, with power to sell, the following described real property
situate in the County of Eureka, State of Nevada, more particularly
described as follows:

Lots One (1) and Two (2) of Block Twenty-three (23) of
the Town of Eureka, Nevada.

EXCEPTING THEREFROM all uranium, thorium, or any other
material which is or may be determined to be peculi-
arly essential to the production of fissionable
materials, reserved by the United States of America,
in Patent recorded December 19, 1947, in Book 23, Page
226, Deed Records, Eureka County, Nevada. CS

TOGETHER with any and all buildings and improvements
situate thereon.

TOGETHER with the tenements, hereditaments and appur-
tenances thereunto belonging or appertaining, and the
reversion and reversions, remainder and remainders,
rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the Trustee, and to its
successors and assigns, upon the trusts, covenants and agreements

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ROSS P. EARDLEY
ATTORNEY AT LAW
469 IDAHO STREET
ELKO, NEVADA 89801

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herein expressed and as security for the payment of a certain Promissory Note of even date herewith, for the principal sum of \$95,000.00, bearing interest from March 15, 1997, as more particularly set forth in said Note, said principal sum and interest being payable in monthly installments, as more specifically set forth in said Note; said Note being executed by the Trustor herein to the said Beneficiary and payable at Eureka, Nevada, or wherever else said Beneficiary in writing designates. Said Note is hereby referred to and incorporated herein as though set forth in full herein.

This Deed of Trust is also given as security for the payment of any and all monies which the Beneficiary and Trustee, or either of them, may or shall hereafter loan or advance to the Trustor, or advance for his account, even though the said loan or advance may be secured by other mortgage or Deed of Trust and as security for the payment of all other monies that may become due from the Trustor from any cause whatsoever, including the payment of all other monies hereby agreed or provided to be paid by the Trustor, or which may be paid out, or advanced, by the Trustee, or by the Beneficiary, under the provisions of this Deed of Trust.

The Trustor hereby covenants and agrees:

1. The Trustor promises and agrees to properly care for and keep the property herein described, including any fences, buildings and other improvements thereon, in at least as good a condition of repair and maintenance as the same now are, subject to normal wear and tear, and to care for, protect and maintain any and all buildings situate thereon, and to otherwise protect and maintain said premises and not to commit nor permit any waste or deterioration thereof. The

Trustor may make such alterations or improvements as he may desire on said premises, so long as they do not lessen the value of said property, and the Trustor shall pay, when due, all claims for labor performed or material furnished thereon.

2. That the Beneficiary, or its duly authorized agents, shall at all reasonable times have the right to enter upon said premises and inspect the same.

3. The Trustor covenants, warrants and represents that the title conveyed is a fee simple absolute title, free and clear of all encumbrances; that he will forever warrant and defend the title to the premises above mentioned to the Trustee and Beneficiary and their successors and assigns, against all lawful claims and demands of all persons whomsoever.

4. The following covenants Nos. 1, 2(\$ REPLACEMENT), 3, 4(10%), 5, 6, 7(Reasonable), 8 and 9 of Section 107.030 NRS are hereby adopted and made a part of this Deed of Trust.

5. The reconveyance of this Deed of Trust shall be at the cost and expense of the Trustor, or such other persons entitled to reconveyance.

6. The acceptance by said Beneficiary of any payment of the indebtedness hereby secured shall not operate as a waiver by the Beneficiary of any default by the Trustor made previously to such payment in any of the covenants or agreements to be made, kept and performed by the Trustor herein provided.

7. The Trustor hereby covenants and agrees that neither the acceptance nor existence, now or hereafter, of any other security for the indebtedness secured hereby, nor the release thereof, shall

operate as a waiver of the security of this Deed of Trust, nor shall this Deed of Trust, nor its satisfaction, nor a reconveyance made hereunder, operate as a waiver of such other security now held or hereafter acquired.

8. All the provisions of this instrument shall apply to and bind the legal representatives, successors and assigns of the respective parties hereto, and it is distinctly understood and agreed that the words Trustor, Grantor, Trustee or Beneficiary, as used in this instrument, and any pronoun referring thereto, is intended to and does include the masculine, feminine and neuter genders, and the singular and plural numbers; that the covenants and agreements of the Trustor or Grantor herein shall be construed to be the joint and several covenants and agreements of all persons who sign this instrument; that if any provision of this Deed of Trust be judicially declared invalid, such decision shall not affect the validity of the remaining provisions, and if any sale made hereunder shall be judicially declared invalid or deemed by the Beneficiary to be invalid, such sale shall not exhaust the power of sale, and the Trustee, at the request of the Beneficiary, may proceed anew with the sale of this property, in order to enforce fully the provisions of this Deed of Trust.

9. Said Trustor agrees that the said Trustee, or its successors in interest, shall not incur any liability on account of any act done or omitted to be done, in good faith, under the provisions of this Deed of Trust, and that said Trustee shall be fully protected in acting upon any statement, report, order, notice, request, consent or

other paper or document believed to be genuine and signed by the proper parties.

10. The Trustor, so long as there is any balance owing in connection with this Deed of Trust, shall not sell, assign or transfer any interest in the property described herein, nor permit any assumption of the debt herein secured, without first obtaining the written consent of the Beneficiary. If all or any part of the property herein described, or any interest therein, is sold, assigned or transferred by the Trustor without the Beneficiary's prior written consent, the Beneficiary may, at its option, declare all sums secured by this Deed of Trust to be immediately due and payable.

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

Jeffrey J. Bartley, Trustee

JEFFREY J. BARTLEY, Trustee of the
JEFFREY J. BARTLEY REVOCABLE TRUST
AGREEMENT

STATE OF NEVADA)
 : SS.
COUNTY OF ELKO)

This instrument was acknowledged before me on March 20,
1997, by JEFFREY J. BARTLEY, as Trustee of the JEFFREY J. BARTLEY
REVOCABLE TRUST AGREEMENT.

 **BARBARA BAILEY**
Notary Public - State of Nevada
Appointment Recorded in Eureka County
MY APPOINTMENT EXPIRES OCT. 11, 1997

Barbara Bailey

NOTARY PUBLIC

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Jello

97 MAR 24 AM 8:58

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO.

FEES \$2.00

166350

[Faint, mostly illegible text from the reverse side of the document, including phrases like "IN WITNESS WHEREOF" and "I HEREBY certify"]

STATE OF NEVADA)
COUNTY OF EUREKA)

MY APPOINTMENT EXPIRES OCT 31 2007
Notary Public - State of Nevada
BARBARA BAILEY
