

Escrow No. 427904-CE
WHEN RECORDED, MAIL TO:

Penelope E. Christie
108 Stuart St.
Blakehurst, NSW, Australia 2221

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST made this 27th day of June, 1997, between WILD BALANCE CORP, a Nevada corporation ("Trustor"), whose address is: P. O. Box 402684, Miami, Florida 33140, FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, ("Trustee"), and PENELOPE E. CHRISTIE, Executrix of the Estate of Vera C. Monte, ("Beneficiary").

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Eureka, State of Nevada described as:

APN: 007-250-02

TOWNSHIP 21 NORTH, RANGE 54 EAST, MDB&M

Section 4: S 1/2

EXCEPTING THEREFROM to the United States all coal and other valuable minerals in the land so granted, together with the right to prospect for, mine and remove the same upon compliance with the conditions of and subject to the limitations of Section B of said Act.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of the sum of \$45,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform

1.

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Hale, Lane, Peck, Dennison, Howard, Anderson and Pearl
Attorneys and Counsellors at Law
Reno, Nevada
(702)786-7900

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and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B, both of which are set forth in the fictitious Deed of Trust recorded in the office of the County Recorder of Eureka County, State of Nevada, on January 30, 1968, in Book 22, Page 138, as Document No. 45941 (a copy of which is attached hereto as Exhibit "A") shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.

In the event that Trustor, or any successor in interest of Trustor in the real property encumbered by this Deed of Trust shall sell, transfer or convey, or contract to sell, transfer or convey, such real property, or any portion thereof, or any interest therein, then, at the option of Beneficiary, the then unpaid balance of principal and interest due under the obligations secured hereby shall forthwith become due and payable although the time of maturity otherwise expressed therein shall not have arrived. Consent to one such transaction shall not be deemed to be a waiver of the right to require consent to future or successive transactions.

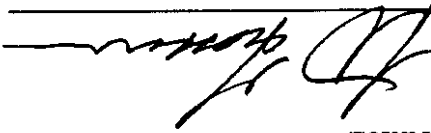
The parties agree that the amount of fire insurance required by covenant A2 shall be \$ _____, and that covenant A6 shall not apply.

The parties agree that with respect to covenant B.8, the percentage referenced in covenant No. 7 of Nevada Revised Statutes 107.030, shall be reasonable.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address set forth above.

Signature of Trustor:

WILD BALANCE CORP, a Nevada corporation

By: 

Its: *President*

Reno, Nevada
(702)786-7900

Hale, Lane, Peck, Dennison, Howard, Anderson and Pearl
Attorneys and Counselors at Law

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3.

EUREKA COUNTY, NEVADA
M.N. REBAL EATI. RECORDER
FILE NO. FEES 7.00

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Wild American, Ltd.
97 JUL 31 AM 11:10

OFFICIAL NOTARY SEAL
LUZ M. COLON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC639675
MY COMMISSION EXPIRES MAY 6, 2001

Notary Public
Luz M. Colon
My Commission Expires: *May 6, 2001*

This instrument was acknowledged before me on June 27, 1997 1997, by Lester Grossman as President of Wild Balance Corp, a Nevada corporation.

FLORIDA
STATE OF NEVADA
DADE
COUNTY OF EUREKA
)
) ss.
)

