

DEED OF TRUST

THIS DEED OF TRUST, made this 27th day of August, 1997, by and between LEONARD L. EVANS and PATRICIA J. EVANS, husband and wife, as Grantors, and FIRST AMERICAN TITLE COMPANY OF NEVADA, as Trustee, and HELEN MORENO, an unmarried woman, Beneficiary,

W I T N E S S E T H :

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, and more particularly described as follows, to-wit:

Lots 1 and 2 (being 100 feet by 200 feet each) in Block 10 of the CRESCENT VALLEY RANCH AND FARMS UNIT NO. 1, situate in Section 5, Township 29 North, Range 48 East, MDB&M., Eureka County, Nevada, all as shown on the official map or plat thereof now on file in the Eureka County Recorder's office, Eureka, Nevada. APN _____.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights, and rights of way of record.

TOGETHER WITH any and all buildings and improvements situate thereon.

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,

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

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

As security for the payment of the total sum of (a) THREE THOUSAND FIVE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$3,575.00) 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 a Promissory Note, executed and delivered by the Grantors to the respective Beneficiary: (b) such additional amounts as may be hereafter loaned by the Beneficiary, or her successors, to the Grantors, or any of them, or any successor in interest of the Grantors, with interest thereon, and any other indebtedness or obligation of the Grantors, and any present or future demands of any kind or nature which the Beneficiary, or her successors, may have against the Grantors, or any of them, whether

Puccinelli & Puccinelli
Attorneys at Law
700 Idaho Street, Elko, NV 89801
P.O. Box 130, Elko, NV 89803
(702) 738-7293
FAX (702) 738-0454

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 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 free), 5, 6, 7 (reasonable), 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 NRS, shall be given by registered or certified letter to the grantors at P.O. Box 211670, Las Vegas, NV 89121, 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.

LEONARD L. EVANS

PATRICIA J. EVANS

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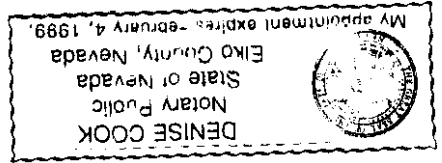
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STATE OF NEVADA
)
) ss.
)
COUNTY OF ELKO

On August 25, 1997, personally appeared before me, a Notary Public,
LEONARD L. EVANS, personally known to me or proven to me to be the person whose name is
subscribed to the above instrument and who acknowledged that he executed said instrument.

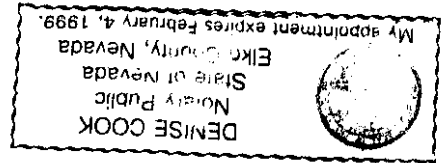
Denise Cook

NOTARY PUBLIC
My Commission Expires: February 4, 1999



STATE OF NEVADA
)
) ss.
)
COUNTY OF ELKO

On August 27, 1997, personally appeared before me, a Notary Public,
PATRICIA J. EVANS, personally known to me or proven to me to be the person whose name is
subscribed to the above instrument and who acknowledged that she executed said instrument.



NOTARY PUBLIC
My Commission Expires: February 4, 1999

[Signature]

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Theresa J. Evans
97 AUG 29 PM 12:58
ELKO COUNTY NEVADA
M.N. REBAL EATL. RECORDER
FILE NO.
FEES \$12.00

168328

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