

170200

DEED OF TRUST

THIS DEED OF TRUST, made this 14th day of June, 1998, by and between WILLIAM W. WRIGHT, a married man as his sole and separate property, as Trustor, and STEWART TITLE OF NORTHEASTERN NEVADA, a Nevada corporation, dba FRONTIER TITLE COMPANY, as Trustee, and CURTIS P. HAYWARD, an unmarried man, 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 White Pine, State of Nevada, to-wit:

LOT A OF PARCEL NO. 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR RICHARD AND CINDY VAN VLIET, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, ON APRIL 6, 1989 AS FILE NO. 126925, 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.

Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
482 FIFTH STREET - P.O. BOX 5
ELY, NEVADA 89301
(702) 289-4422

98260652

possession of said property or any part thereof, in his own name for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

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

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

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

As security for the payment of SIXTEEN THOUSAND TWO HUNDRED DOLLARS (\$16,200.00) in lawful money of the United States and counsel fees according to the terms of the Promissory Note or Notes for said sum executed and delivered by the Trustor to the Beneficiary; such additional amounts as may be hereafter loaned by the Beneficiary or his successor to the Trustor or any of them, or any successor in interest of the Trustor, with interest thereon, and any other indebtedness or obligation of the Trustor or any of them, and any present or future demands of any kind or nature which the Beneficiary, or his successor, may have against the Trustor or any 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.

Trustor grants 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 Trustor for which Beneficiary may claim this Deed of Trust as security.

AND THIS INDENTURE FURTHER WITNESSETH:

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

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

1 improvements or of any premises. If the above-described property
2 is farm land, Trustor agrees to farm, cultivate and irrigate said
3 premises in a proper, approved and husbandmanlike manner.

4 THIRD: The following covenants, Nos. 1, 2 (\$-0- amount
5 of insurance), 3, 4 (interest 10% per annum), 5, 6, 7 (counsel fees
6 15%) and 8 of NRS 107.030, are hereby adopted and made a part of
7 this Deed of Trust.

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

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

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

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

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

35 NINTH: In the event of a default in the performance or
36 payment under this Deed of Trust or the security for which this
37 Deed of Trust has been executed, any notice given under Section
38 107.080 NRS shall be give by registered letter to the Trustor at
39 the address herein, P.O. Box 882, Eureka, NV 89316

40 and such notice shall be binding upon the Trustor, Assignees, or
41 Grantees from the Trustor.

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

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

WILLIAM W. WRIGHT

William W. Wright

BOOK 819 PAGE 385

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
482 FIFTH STREET - P.O. BOX 5
ELY, NEVADA 89301
(702) 289-4422

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

STATE OF NEVADA

County of ~~WHITE PINE~~ *EUREKA*

)
) SS.
)

On this 15th day of June, 1998, before me, a Notary Public, appeared WILLIAM W. WRIGHT, known to me to be the persons described in and who acknowledged that he executed the above instrument.

William W. Wright

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



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

BOOK 319 PAGE 383
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Edward Lee
98 JUN 17 PM 1:08
EUREKA COUNTY NEVADA
M.N. REBALANCE, RECORDER
FILE NO.
FEES \$10.00

170200

-4-

BOOK 319 PAGE 386