

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

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

170225

DEED OF TRUST

THIS DEED OF TRUST, made this 21st day of May, 1998, by and between ALBERT L. SNOWDEN and JOY D. SNOWDEN, husband and wife, as joint tenants with full right of survivorship, as Trustor, and STEWART TITLE OF NORTHEASTERN NEVADA, a Nevada corporation, d/b/a FRONTIER TITLE COMPANY, as Trustee, and E. LARRY POTTER and PHYLLIS M. POTTER, also known as PHYLLIS M. POTTER, husband and wife, 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 Eureka, State of Nevada, to-wit:

Lot 4 of Parcel "A" as shown on that certain parcel map for EARL RASMUSSEN, filed in the Office of the County Recorder of Eureka County, Nevada, on October 8, 1981, as File Number 82265, located in a portion of the E1/2 of Section 17, Township 20 North, Range 53 East, M.D.B. & M.

EXCEPTING THEREFROM all the oil and gas in and under said land, reserved by the United States of America in Patent, recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use.

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,

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.

AND THIS INDENTURE FURTHER WITNESSETH:

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.

As security for the payment of FIVE THOUSAND DOLLARS (\$5,000.00) in lawful money of the United States of America, with interest thereon in like 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 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.

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

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.

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.

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 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.

and profits as they become due and payable.

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

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

1 SECOND: The Trustor promises to properly care for and
 2 keep the property herein described in first-class condition, order
 3 and repair; to care for, protect and repair all buildings and
 4 improvements situate thereon; and otherwise to protect and preserve
 5 the said premises and the improvements thereon and not to commit or
 6 permit any waste or deterioration of said buildings and
 7 improvements or of any premises. If the above-described property
 8 is farm land, Trustor agrees to farm, cultivate and irrigate said
 9 premises in a proper, approved and husbandmanlike manner.
 10 THIRD: The following covenants, Nos. 1, 2 (\$5,000.00
 11 amount of insurance), 3, 4 (interest 0% per annum), 5, 6, 7
 12 (counsel fees 15%) and 8 of NRS 107.030, are hereby adopted and
 13 made a part of this Deed of Trust.
 14 FOURTH: Beneficiary may, from time to time, as provided
 15 by statute, or by a writing, signed and acknowledged by him and
 16 recorded in the office of the County Recorder of the County in
 17 which said land or such part thereof as is then affected by this
 18 Deed of Trust is situated, appoint another Trustee in place and
 19 named shall be discharged and Trustee so appointed shall be
 20 substituted as Trustee hereunder with the same effect as if
 21 originally named Trustee herein.
 22 FIFTH: Trustor agrees to pay any deficiency arising from
 23 any cause after application of the proceeds of the sale held in
 24 accordance with the provisions of the covenants hereinabove adopted
 25 by reference.
 26 SIXTH: The rights and remedies hereby granted shall not
 27 exclude any other rights or remedies granted by law, and all rights
 28 and remedies granted hereunder or permitted by law shall be
 29 concurrent and cumulative. A violation of any of the covenants
 30 herein expressly set forth shall have the same effect as the
 31 violation of any covenant herein adopted by reference.
 32 SEVENTH: In the event of any tax or assessment on the
 33 interest under this Deed of Trust it will be deemed that such taxes
 34 or assessments are upon the interest of the Trustor, who agrees to
 35 pay such taxes or assessments although the same may be assessed
 36 against the Beneficiary or Trustee.
 37 EIGHTH: All the provisions of this instrument shall
 38 inure to, apply, and bind the legal representatives, successors and
 39 assigns of each party hereto respectively.
 40 NINTH: In the event of a default in the performance or
 41 payment under this Deed of Trust or the security for which this
 42 Deed of Trust has been executed, any notice given under Section
 43 107.080 NRS shall be give by registered letter to the Trustor(s) at
 44 the address herein, ~~PO Box 316, Eureka, NV 89316~~
 45 and such notice shall be binding upon the Trustor(s), Assignee(s),
 46 or Grantee(s) from the Trustor(s).
 47 TENTH: It is expressly agreed that the trusts created
 48 hereby are irrevocable by the Trustor.
 49 IN WITNESS WHEREOF, the said Trustor has executed these
 50 presents the day and year first above written.

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

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

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

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

BOOK 3 | 9 PAGE 46

-4-

170225

EUREKA COUNTY NEVADA
M.N. REBALANCE RECORDER
FILE NO. FEES 10.00

BOOK 319 PAGE 443
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart City
98 JUN 25 AM 11:21

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

NOTARY PUBLIC

Gladys Goicoechea

before me, a Notary Public, ALBERT L. SNOWDEN and JOY D. SNOWDEN personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

On May 21st 1998, personally appeared
STATE OF Nevada
COUNTY OF Eureka
)
) ss.
)

JOY D. SNOWDEN
Joy D. Snowden

ALBERT L. SNOWDEN
Albert L. Snowden