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DEED OF TRUST

THIS DEED OF TRUST made this 1st day of May, 2002

by and between Kenneth. Sanders and Lola R. Sanders ("TRUSTOR"); and

AARON BUFFINGTON and ETHEL M. BUFFINGTON ("BENEFICIARIES").  
(Trustees for the Bington Family Trust)

WITNESSETH:

The Trustors here grant, convey and confirm unto Trustee, in trust with power to sell, all of that certain, piece or parcel of land situated in the County of Eureka,

State of Nevada, more particularly described as follows:

Lot 1A2 of Parcel, Section 18, Township 21N  
Range 53 E RDIM

1A1 of Parcel 2, Section 18, Township 21N,  
Range 53 E, RDIM.

TOGETHER WITH any and all buildings  
and improvements hereon.

TOGETHER WITH tenements, hereditaments and  
appurtenances thereto belonging or in anywise  
appertaining, and reversions and reversions,  
remainder and reanders, rents, issues  
and profits there.

To secure the payment of a Promissory Note of even date herewith made by  
Trustees to Beneficiaries the principal sum of Forty six thousand eight hundred  
And 00/100 DOLLARS (\$6,800.00) with interest expenses, charges and attorney fees,  
as therein provided and secure payments as performance of every obligation and  
term of this instrument.

I.

Covenants numb 1, 2, 4 (interest at 8%)m 5, 6, 7 (a reasonable attorney fee), 8 and 9 of NRS 107.030: hereby adopted and made part of this Deed of Trust.

11.

As additional secty, Trustees irrevocably give to Beneficiaries the right to collect the rests, ues and profits of said property and of any personal property located thereon ith or without taking possession of the property; reserving, however, to th rustors the right to possession and the right to collect the rests, issuend profits whenever there does not exist any default in performing the ligations secured hereby.

III.

Should the Trust be or become default under any Deed of Trust or other instrument consting a lien on the aforesaid real property, the whole sum, principal and interon the note secured hereby shall become immediately due at the option of the trustee or Beneficiaries.

IV.

In event of defaulnd the sale of the property hereby conveyed, Trustors promise to pay and defioy between the amount realized on said sale and the obligations secured here and agree that suit may be maintained for said deficiency.

V.

Trustors agree to pay and discharge all governmental and other liens and levies on said premises and maintain the property and improvements, hereon in the condition in which they now are, normal wear and tear accepted

VI.

Neither any single nor any combination of, the following shall adversely affect the rights of the Beneficiaries or the Trustee shall adversely affect the rights of the Beneficiaries or the Trust hereunder, nor relieve any person from any obligations under this instrument or the note secured hereby, extension of time for payment of any sum or sums due, partial reconveyance, acceptance of any sum after the same is due, or after filing notice of breach and election to sell, joinder in granting any extension or subordination agreement.

VII.

Beneficiaries shall be entitled to receive and apply upon this obligation secured hereby said sums may be paid in any eminent domain proceedings affecting the premises, whether payment of said obligation is due or not; provided, however, that Beneficiaries shall not be entitled to receive said sum beyond the total amount of the obligation secured by this Deed of Trust. Should the property be sold in private sale, all amounts due hereunder are due at the time of the sale.

VII.

The rights and remedies granted herein to Beneficiaries and Trustee shall be concurrent and cumulative and in addition to the rights remedies otherwise granted by law.

IX.

Words used herein any gender include all other genders, the singular includes the plural, and vice versa the singular, where appropriated.

X.

The provisions herein shall bind and run in favor of the heirs, executors, administrators, successors and assigns of the respective parties.



