

181459
ASSUMPTION AGREEMENT

Benary, Ltd, a Nevada corporation has purchased that certain real property described in the Deed of Trust dated September 24, 1999, executed by Everett L. Manley and Candace L. Manley, husband and wife, as Trustors, to Stewart Title of Northeastern Nevada, Trustee, in favor of Fish Creek Ranch, LLC, a Nevada limited liability company, Beneficiary, which Deed of Trust was recorded in Book 329, Official Records, Page 522, on the 24th day of September, 1999, in the Elko County Recorder's Office, Elko, Nevada, which Deed of Trust was given to secure a Promissory Note in the original principal sum of \$139,500 00, upon which there is now owing the sum of \$107,979.30, with interest paid to March 17, 2003, and having agreed as a part of the purchase price of said property to assume and pay the present unpaid principal of said Note in the sum of \$107,979.30, together with interest accruing thereon from and including March 17, 2003, Benary, Ltd., does hereby assume to pay the indebtedness evidenced by Promissory Note in the present unpaid principal sum of \$107,979.30, with interest accruing thereon from and including March 17, 2003, and to be bound by and perform all of the covenants of said Deed of Trust at the time and in the manner provided therein.

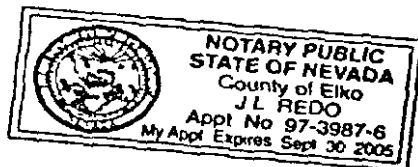
DATED: March 17, 2003.

Benary, Ltd., a Nevada corporation

By Baron L. McManis
Title President

STATE OF NEVADA,)
) ss.
COUNTY OF ELKO)

This instrument was acknowledged before me on March 17, 2003, by
Bernard J. Zuning, Jr. as President of Benary, Ltd., a Nevada
corporation.



J.L. Redo
NOTARY PUBLIC

03030621 PP
March 13, 2003

BOOK 359 PAGE 351
OFFICIAL RECORDS
First American Title
03 MAR 20 P. 13:17

FILE NO. 181459
CORD. 15⁰⁰

BOOK 359 PAGE 352

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
602 COURT ST.
ELKO, NEVADA 89601