	BOOK 366 PAGE 173-178
	RECORDED AT THE REQUEST OF
APN#01-056-03	BOOK 366 PAGE 173-178 OFFICIAL RECORDS RECORDED AT THE REQUEST OF DEAT BANK 2003 OCT -7 PM 3: 30
Recording Request by:	EUREKA COUNTY NEVADA M.N. REBALEATI, RECORDER FILEND. 182599
Name Brett Bond	182333
Address POBox 5	
City/State/ZipEuta, NV 89316	
JOI: TENANCY GRANT BARGAIN AND SALE DEED	
(Title of Document)	 /

This page added to provide ational information required by NRS 111.312 Sections 1-2. (Additional recording fee app)

This cover page must be typer printed.

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JARY D. FAIRMAN
A PROFESSIONAL CORPORATION
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ELY, NEVADA 89301
(775) 289-77 17

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DEED OF TRUST

IS DEED OF TRUST, made this /c + day of 2003, by a between BRETT D. BOND and ANGELA J. BOND, husband and wife, as jot tenants with full right of survivorship, as Trustor, and STEWARTITLE OF NORTHEASTERN NEVADA, a Nevada corporation, dba FRONTIER TLE COMPANY, as Trustee, and LAWRENCE M. ESPINOLA, as Beneficiar (It is distinctly understood that the words "Trustor" and "Benefiary" and the word "his" referring to the Trustor or Beneficiar as herein used, are intended to and do include the masculine, minine and neuter genders and the singular and plural numbers, aindicated by the context.)

WITNESSETH:

at said Trustor hereby grants, conveys and confirms unto said sustee in trust with power of sale, the following described al property situate in the County of Eureka, State of Nevada, to t:

> ts 1 and 2 in Block 93 of the Town of reka, County of Eureka, State of Nevada, cording to the official map thereof, filed the Office of the County Recorder.

> CEPTING THEREFROM all uranium, thorium, is or may y other materials which culiarly essential to the production ssionable materials, reserved by the United ates of America, in Patent recorded December 1947, in Book 23, Page 226, Deed Records, reka County, Nevada.

buildings GETHER with any and all provements situate thereon.

GETHER with the tenements, hereditaments and purtenances thereunto belonging and reversion pertaining, and the versions, remainder and remainders, rents, sues and profits thereof.

and singular the tenements, GETHER WITH all hereditames and appurtenances thereunto belonging or anywise and the reversion and reversions, remainder and appertaini remainders rents, issues and profits thereof, and also all the estate, rut, title and interest, homestead or other claim or demand, asell in law as in equity, which the Trustor now has or may hereatr acquire, or, in or to the said premises or any part

thereof wh the annurtenances

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of this Do of Trust

to collect the rents, issues, and profits of said property, reserving to Trustor the right, prior to any default by Trustor in payment any indebtedness secured hereby or in performance of any agreems hereunder, to collect and retain such rents, issues, and profitas they become due and payable.

on any such default, Beneficiary may at any time without noce, either in person, by agent, or by a receiver to be a court, and without regard to the adequacy of any appointed security f the indebtedness hereby secured, enter upon and take possession asid property or any part thereof, in his own name for or othwise collect such rents, issues, and profits, including those pastilue and unpaid, and apply the same, less costs and operation and collection, including reasonable expenses attorney's es, upon any indebtedness secured hereby, and in such order as Beficiary may determine.

e entering upon and taking possession of said property, the colleion of such rents, issues, and profits, and applicatic thereof as aforesaid, shall not cure or waive any default orbtice of default hereunder or invalidate any act done pursuant tsuch notice.

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

at Trustors and Beneficiary have heretofore executed an Agreement th respect to repairs concerning the real property secured bithis Deed of Trust. A breach of the terms of said Agreement Purchasers shall be deemed to be a breach of the terms

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security for the payment of SEVENTY-SEVEN THOUSAND FIVE HUNDR DOLLARS (\$77,500.00) in lawful money of the United States of Arica, with no interest thereon in like money and with expenses a counsel fees according to the terms of the Promissory Note or Not for said sum executed and delivered by the Trustor to the Beneficry; such additional amounts as may be hereafter loaned by the Beniciary or his successor to the Trustor or any of them, or any succsor in interest of the Trustor, with interest thereon, and any otr indebtedness or obligation of the Trustor or any of them, and a present or future demands of any kind or nature which the Benefiary, or his successor, may have against the Trustor or any of the whether created directly or acquired by assignment; whether ablute or contingent; whether due or not, or whether otherwise cured or not, or whether existing at the time of the this instrument, or arising thereafter; also execution the payment and performance of every obligation, security covenant, omise or agreement herein or in said note or notes contained.

ustor grants to Beneficiary the right to record notice that this ed of Trust is security for additional amounts and obligation not specifically mentioned herein but which constitute indebtedne or obligations of the Trustor for which Beneficiary may claim is Deed of Trust as security.

D THIS INDENTURE FURTHER WITNESSETH:

The Trustor promises and agrees to pay when due all claimsfor labor performed and materials furnished for any repair upon the alteration or above-described constructi, premises; ocomply with all laws affecting said property or any alterations or improvements that may be made relating

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COND: The Trustor promises to properly care for and keep the prerty herein described in first-class condition, order and repair to care for, protect and repair all buildings and improvemen situate thereon; and otherwise to protect and preserve the said prises and the improvements thereon and not to commit or permit ar waste or deterioration of said buildings and improvemen or of any premises. If the above-described property is farm la. Trustor agrees to farm, cultivate and irrigate said premises in proper, approved and husbandmanlike manner.

IRD: The following covenants, Nos. 1, 2 (\$77,500.00 amount of nsurance), 3, 4 (interest 0% per annum), 5, 6, 7 (counsel fs 15%) and 8 of NRS 107.030, are hereby adopted and made a parof this Deed of Trust.

URTH: Beneficiary may, from time to time, as provided by statute or by a writing, signed and acknowledged by him and recorded ithe office of the County Recorder of the County in which said and or such part thereof as is then affected by this Deed of Trt is situated, appoint another Trustee in place and stead of Tstee herein named, and thereupon, the Trustee herein named sha be discharged and Trustee so appointed shall be substitute as Trustee hereinen.

FTH: Trustor agrees to pay any deficiency arising from any cause ter application of the proceeds of the sale held in accordance the the provisions of the covenants hereinabove adopted by referen.

XTH: The rights and remedies hereby granted shall not exclude another rights or remedies granted by law, and all rights and remeds granted bereunder or permitted by law shall be

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WENTH: In the event of any tax or assessment on the interest unr this Deed of Trust it will be deemed that such taxes or assessmes are upon the interest of the Trustor, who agrees to pay such tes or assessments although the same may be assessed against theeliciary or Trustee.

GHTH: All the provisions of this instrument shall inure to, ply, and bind the legal representatives, successors and assigns of ach party hereto respectively.

NTH: In the event of a default in the performance or payment unr this Deed of Trust or the security for which this Deed of Trt has been executed, any notice given under Section 107.080 NRshall be give by registered letter to the Trustor(s) at the addresherein,

and such nice shall be binding upon the Trustor(s), Assignee(s), or Grantee) from the Trustor(s).

NTH: It is expressly agreed that the trusts created hereby are revocable by the Trustor.

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

BRETT D. BOND

(U) GL) Burangela J. Bond

STATE OF NADA, : ss.
County of reka.)

before me a Notary Public, BRETT D. BOND and ANGELA J. BOND, personally nown or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they