

BOOK **430** PAGE **305-306**  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
2006 JAN -6 PM 1:37

A.P.N.: 007-370-05  
File No: 152-2242464 (MJ)

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES **15.00**

When Recorded Return To:  
Richard E. Kephart  
HC 62, Box 62570  
Eureka, NV. 89316

**203118**

### DEED OF TRUST WITH ASSIGNMENTS OF RENTS

THIS DEED OF TRUST, made November 28, 2005, between **Diamond Country Roads, LLC, a Nevada Limited Liability Company, TRUSTOR**, whose address is **P. O. Box 311, Eureka, NV 89316, First American Title Company of Nevada, a Nevada Corporation, TRUSTEE**, and **Richard E. Kephart & Susan E. Finnerty, as joint tenants with right of survivorship,, BENEFICIARY**, whose address is **HC62, Box 62570, Eureka, NV 89316**.

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of **Eureka**, State of **Nevada**, described as:

**PARCEL NO. 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR M. VAN VLIET AND SONS, INC., FILED APRIL 20, 1984, AS FILE NO. 93083, LOCATED IN A PORTION OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B. &M.**

Together with the rents, issues and profits, thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, and profits.

For the purposes of securing (1) payment of the sum of **ONE HUNDRED FIFTEEN THOUSAND AND 00/100ths** dollars (**\$115,000.00**) with interest thereon according to the terms of the promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewal thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the Security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the Office of each County Recorder in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

| <u>County</u> | <u>Book</u>  | <u>Page</u> | <u>Doc. No.</u> |  | <u>County</u> | <u>Book</u> | <u>Page</u> | <u>Doc. No.</u> |
|---------------|--------------|-------------|-----------------|--|---------------|-------------|-------------|-----------------|
| Churchill     | 39 Mortgages | 363         | 115384          |  | Lincoln       |             | 45902       |                 |

BOOK **430** PAGE **305**

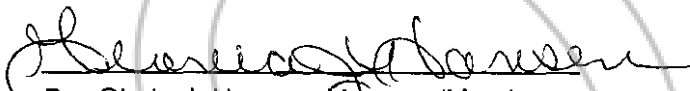
|           |               |            |  |            |                  |     |        |
|-----------|---------------|------------|--|------------|------------------|-----|--------|
| Clark     | 850 Off. Rec. | 682747     |  | Lyon       | 37 Off. Rec.     | 341 | 100661 |
| Douglas   | 57 Off. Rec.  | 115 40050  |  | Mineral    | 11 Off. Rec.     | 129 | 89073  |
| Elko      | 92 Off. Rec.  | 652 35747  |  | Nye        | 105 Off. Rec.    | 107 | 04823  |
| Esmeralda | 3-X Deeds     | 195 35922  |  | Ormsby     | 72 Off. Rec.     | 537 | 32867  |
| Eureka    | 22 Off. Rec.  | 138 45941  |  | Pershing   | 11 Off. Rec.     | 249 | 66107  |
| Humboldt  | 28 Off. Rec.  | 124 131075 |  | Storey     | "S" Mortgages    | 206 | 31506  |
| Lander    | 24 Off. Rec.  | 168 50782  |  | Washoe     | 300 Off. Rec.    | 517 | 107192 |
|           |               |            |  | White Pine | 295 R.E. Records | 258 |        |

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed below) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

Dated: **November 28, 2005**


Diamond Country Roads, LLC, a Nevada  
Limited Liability Company

  
By: Gloria J. Hansen, Manager/Member

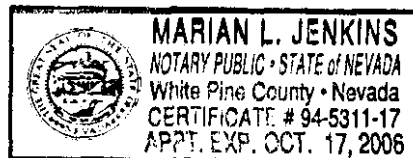
STATE OF **NEVADA** )  
 )  
 ) ss.  
COUNTY OF **EUREKA (White Pine)**

This instrument was acknowledged before me on  
Dec. 5, 2005 by

Gloria J. Hansen

  
Notary Public

(My commission expires: 10-17-06 )



**203118**

BOOK 430 PAGE 306