

DOC # 0207305

12/13/2006

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**Official Record**

Recording requested By  
ROBINSON, WAYNE & MARY BETH

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

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RPTT

Recorded By: LLH

Book- 0449 Page- 0049



0207305

APN# 001-071-13  
001-071-14

Recording Requested by and Return To:

Name Mr & Mrs. Wayne Robinson

Address PO-Box 287

City/State/Zip Eureka NV 89516

06252440

Deed of Trust

(Title of Document)

This cover page must be typed or printed

Eureka County Assessor's Parcel Nos.  
001-071-13 and 001-071-14

When Recorded, Mail To: W. and M.B. Robinson

P.O. Box 287  
Eureka, NV 89316

00213146

### DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust and Assignment of Rents ("Deed of Trust"), is made this 13<sup>th</sup> day of December 2006, between The Holder Group Eureka, Inc. ("Trustor"), whose address is 1040 Victorian Avenue, Third Floor, Sparks, Nevada 89431, Stewart Title of Northeastern Nevada ("Trustee"), and Wayne and Mary Beth Robinson ("Beneficiary").

Witnesseth, that Trustor IRREVOCABLY GRANTS, TRANSFER AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property commonly known as 111 and 121 North Main Street, Eureka, NV 89316, and as more fully described on **Exhibit A** attached hereto and incorporated by reference.

This Deed of Trust is given for the purpose of securing: (1) performance of each agreement of Trustor incorporated by reference or contained herein; and (2) payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal amount of Two Hundred Thirty Thousand Dollars (\$230,000.00) executed by Trustor in favor of Beneficiary.

To protect the security of this Deed of Trust, Trustor agrees that by the execution and delivery of this Deed of Trust and the note secured hereby, that where not inconsistent with the above, the following covenants to, Nos. 1; 2 (full replacement value); 3, 4 (7%); 5; 6; 7 (a reasonable percentage); 8; and 9 of NRS 107.030 are hereby adopted and made a part of this Deed of Trust.

The undersigned Trustor requests a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to it at the address hereinabove set forth.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust.

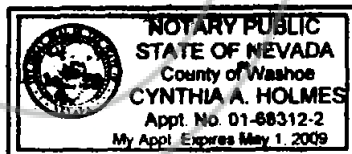
The Holder Group Eureka, Inc.

By: [Signature]  
Name: Harold D. Holder, Sr.  
Its: President

State of Nevada)  
County of Washoe)ss.

This instrument was acknowledged before me on Dec. 4, 2006, by Harold D. Holder, Sr. as President of The Holder Group Eureka, Inc.

[Signature]  
NOTARY  
My Commission Expires: (5/1/09)



## EXHIBIT A

### **LOT 2, BLOCK 21:** (Adjusted description for Lot 2)

A parcel of land located within Section 13, T.19N., R.53E., M.D.B.& M. Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most northerly corner of Lot 1 of Block 21 as shown on the map of Eureka Townsite filed in the Office of the Eureka County Recorder under File No. 127448, Corner No. 1, the true point of beginning of this description;

Thence N. 17°50' W. along the southwesterly right-of-way line of Buel Street for a distance of 16.00 feet to Corner No. 2,

Thence S. 72°09'55" W. along the adjusted boundary line between Lots 2 and 3 of Block 21 of Eureka Townsite for a distance of 111.21 feet to Corner No.3, a point on the northeasterly right-of-way line of Main Street;

Thence S. 17°44' E. along the northeasterly right-of-way line of Main Street for a distance of 16.00 feet to Corner No.4, a point described as being the most westerly corner of Lot 1, Block 21, Eureka Townsite;

Thence N. 72°09'56" E. along the original boundary line between Lots 1 and 2 as shown on said Eureka Townsite map for a distance of 111.24 feet to Corner No.1, the true point of beginning of this description, containing, 1780 square feet, more or less.

### **LOT 3, BLOCK 21:** (Adjusted description for Lot 3)

A parcel of land located within Section 13. T.19N., R.53E., M.D.B.& M., Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most northerly corner of Lot 1 of Block 21 as shown on the map of Eureka Townsite filed in the Office of the Eureka County Recorder under File No. 127448;

Thence N. 17°50' W. along the southwesterly right-of-way line of Buel Street for a distance of 16.00 feet to Corner No.1, the true point of beginning of this description;

Thence continuing N. 17°50' W. along the southwesterly right-of-way line of Buel Street for a distance of 48.80 feet to Corner No. 2, a point which is described as being the most easterly corner of Lot 4, Block 21 of Eureka Townsite;

Thence S. 72°10' W. along the boundary line between Lots 3 and 4 of Block 21 of Eureka Townsite for a distance of 111.12 feet to Corner No.3, a point on the northeasterly right-of-way line of Main Street;

Thence S. 17°44' E. along the northeasterly right-of-way line of Main Street for a distance of 48.80 feet to Corner No.4;

Thence N. 72°09'55" E. along the adjusted boundary line between Lots 2 and 3 for a distance of 111.21 feet to Corner No.1, the true point of beginning of this description, containing 5425 square feet, more or less.

Metes and Bounds description prepared by Charles C. Armuth, Jr. on or about September 30, 1997



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