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Official Record

Recording requested By
STEWART TITLE OF NORTHEASTERN NEV

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$41.00

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RPTT

Recorded By FES

Book- 0453 Page- 0220

Order No.: TSF 20967-KO
Title Order No. 07010413
APN: 007-250-26

WHEN RECORDED MAIL TO:
MR. GARY LEE NEMRAVA
4064 DELOS DRIVE #202
LAS VEGAS, NV. 89103-2559

MAIL TAX STMT. TO:
"TRUSTOR"



TSF-20967 KO

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

(Note not set out)

THIS DEED OF TRUST, made this 7th day of March, 2007, between Wild Balance Corporation, a Nevada Corporation, herein called TRUSTOR, whose address is 16025 Tourmaline Drive, Reno, Nevada 89521.

NATIONAL TITLE CO., a Nevada Corporation, herein called TRUSTEE, and GARY LEE NEMRAVA, AN UNMARRIED MAN, of 4064 Delos Drive #202, Las Vegas, Nevada 89103-2559

, herein called BENEFICIARY,

WITNESS: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Eureka County, Nevada, described as:

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

Lot Five (5), as shown on that certain division into large parcels Map for Wild Balance Corp. filed in the office of the County Recorder of Eureka County, State of Nevada, on March 19, 1999, as File No. 172003, being a portion of the S1/2 of Section 4, Township 21 North, Range 54 East, M. D. B. & M.

EXCEPTING THEREFROM all coal and other valuable minerals in Patent from the United States of America, recorded January 24, 1956, in Book 24 of Deeds, at Page 501, Eureka County, Nevada.

APN: 007-250-26

"SEE ATTACHED FOR DUE ON SALE CLAUSE"

TOGETHER WITH ALL APPURTENANCES in which Trustor has any interest, including water rights benefiting said realty, represented by shares of a company or otherwise; and,

TOGETHER WITH the rents, issues and profits, thereof, reserving the right to collect and use the same, except during continuance of some default hereunder, and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

DUE ON SALE CLAUSE

IN THE EVENT THE HEREIN DESCRIBED PROPERTY, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, IS SOLD, AGREED TO BE SOLD, CONVEYED OR ALIENATED BY THE PAYOR/TRUSTOR, OR BY THE OPERATION OF LAW OR OTHERWISE, ALL OBLIGATIONS SECURED BY THIS INSTRUMENT, IRRESPECTIVE OF THE MATURITY DATES EXPRESSED THEREIN, AT THE OPTION OF THE HOLDER HEREOF, AND WITHOUT DEMAND OR NOTICE, SHALL IMMEDIATELY BECOME DUE AND PAYABLE.

COPY

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the indebtedness evidenced by one (1) Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of FORTY TWO THOUSAND FIVE HUNDRED AND ZERO/100 (\$42,500.00) DOLLARS, executed by Trustor in favor of Beneficiary, or order. (3) Payment of such additional sums as may hereafter be advanced for the account of Trustor in favor of Beneficiary with interest thereon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution of this Deed of Trust, that provisions numbered (1) to (16), inclusive of the Master Form Deed of Trust, recorded on the 20th day of November, A.D. 1986, in Book 861120 as Document No. 00354, of the Official Records in the Office of the County Recorder of Clark County, Nevada, and like Deed of Trust Recorded of Official Record in the Office of the County Recorder of Eureka County, Nevada, are each and all hereby incorporated herein by reference and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust.

The parties agree that with respect to provisions 16, the amount of fire insurance required by covenant 2 shall be, and with respect to attorneys' provided for by covenant 7 the percentage shall be 100%.


The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

WILD BALANCE CORPORATION BY:


LESTER GROSSMAN, PRESIDENT

STATE OF NEVADA }
COUNTY OF WASHOE } SS

This instrument was acknowledged before me on
March 7, 2007
by: LESTER GROSSMAN


Notary Public in and for said County and State

