

WHEN RECORDED, MAIL TO:

Space Above This Line for Recorder's Use

Trust Deed

THIS TRUST DEED is made this 2nd day of December, 1986 between HARLEY E. RIPLEY, II and KARRON LOUISE RIPLEY, husband and wife's Trustors.

whose address is Post Office Box 484, Pioche Nevada 8904 (Street and Number) (City) (State)

Max and Shirley N. McCrosky, Box 172, Pioche, NV 89043, as Trustee,\* and MAX McCROSKY and/or SHIRLEY N. McCROSKY, SR#89063 Box 172, Pioche, NV 89043, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Lincoln County, Nevada

See Exhibit "A" attached hereto and by reference incorporated herein as if fully set forth herein.

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$ 46,000.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in event of default in payment of the indebtedness secured hereby and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

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

HARLEY E. RIPLEY, II
KARRON LOUISE RIPLEY

STATE OF NEVADA
COUNTY OF LINCOLN

On the 2nd day of December, 1986, personally appeared before me HARLEY E. RIPLEY, II and KARRON LOUISE RIPLEY, the signers

of the foregoing instrument, who duly acknowledged to me that they executed the same.



MARGARET CONNER
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires July 19, 1988

Margaret Conner
Notary Public
Residing at: Post Office Box 365
Pioche, NV 89043

\*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association or savings and loan association authorized to do such business in Utah; a corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.

EXHIBIT "A"

That certain lot, piece or parcel of land situate in Lincoln County, Nevada and more particularly described as follows:

A parcel of ground, a part of sale, with reservation clause recorded 11/2/1976 Lincoln County Records Book 18, Page 530 (McCrosky-Cox) beginning at a point which is located at the intersection of the South right-of-way line of State Highway #25 and the East right-of-way line of U. S. Highway 93, said point being 1990 feet South and 280 feet East from the Northwest corner of Section 8, Township 2 South, Range 68 East, Mount Diablo Baseline and Meridian, Lincoln County, State of Nevada; Thence South 89°30' East along the South right-of-way line of Nevada State Route 25 a distance of 182.0 feet; thence South 26°43'01" East 195.36 feet; thence North 89°30' West 264.0 feet to the East right-of-way line of U. S. Highway 93; thence North 3°00'30" East along said right-of-way 180.0 feet to the point of beginning, approximately 1 acre.

No. 86206

FILED AND RECORDED AT REQUEST OF

Irene Spaulding

Feb. 3, 1987

AT 30 MINUTES PAST 3 O'CLOCK

P. M. IN BOOK 73 OF OFFICIAL

RECORDS, PAGE 513 LINCOLN

COUNTY, NEVADA.

FRANK C. HULSE

COUNTY RECORDER

By Y. J. Cordia, Deputy