

ALL-INCLUSIVE
SHORT FORM/DEED OF TRUST AND ASSIGNMENT OF RENTS
(Note not set out)

ALL-INCLUSIVE
THIS/DEED OF TRUST, made this 10th day of MAY, A.D. 19 88, between
C.W. WILLIAMS, JR. AND MARY E. WILLIAMS, husband and wife

_____ herein called TRUSTOR,
whose address is 9375 S. TENAYA WAY, LAS VEGAS, NEVADA 89124

NATIONAL TITLE CO., a Nevada Corporation, herein called TRUSTEE, and

W.G.R. TRUST, Dated June 8, 1987

_____ herein called BENEFICIARY,
WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH
POWER OF SALE, that property in Lincoln County, Nevada, described as:

LOTS 1 AND 2 & NE 1/4 OF SECTION 1, TOWNSHIP 5N, RANGE 67E, M.D.B.&M., Lincoln
County, Nevada, together with all existing water rights, including Application
A#30216. Also water rights permit #6995 for 45 acres of water rights from Wilson
Creek and right to Permit #30215, new application being processed.

Together with all improvements, appurtenances, and water rights thereon appertaining
thereto and excepting and reserving all gas and oil and any and all mineral
rights thereto. All such water rights above and below the ground is not to be
transferred and/or sold to Buyer until the final payment is received by Seller.

TOGETHER WITH ALL APPURTENANCES in which Trustor has any interest, including water rights benefitting said realty, rep-
resented 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.

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

EIGHTY THREE THOUSAND AND NO/100 (\$ 83,000.00)
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 or assigns by 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 (17) 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, 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 provision 16, the amount of fire insurance required by covenant 2 shall be \$ _____
and with respect to attorneys' fees provided for by covenant 7 the percentage shall be _____%.

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 herebefore set forth. SEE EXHIBIT "A" ATTACHED FOR ADDITIONAL CONDITIONS.

C.W. Williams, Jr.
C.W. WILLIAMS, JR.

Mary E. Williams
MARY E. WILLIAMS

STATE OF Nevada
COUNTY OF Clark } ss.

On this 24th day of June
A.D. 1988 before me, the undersigned, a Notary Public in and
for said County and State, personally appeared
C. W. Williams, Jr. and
Mary E. Williams

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that he/she/it
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

Cathy B. Sonnevile
CATHY B. SONNEVILLE
Notary Public - State of Nevada
COUNTY OF CLARK
My Appointment Expires: March 8, 1991

ORDER NO. NA#38688-S
WHEN RECORDED MAIL TO: W.G.R. Trust
1835 E. Charleston Blvd., Las Vegas, Nevada
89104

JUL 1 1988

EXHIBIT "A"

XVIII This is an all-inclusive Deed of Trust and is subject and subordinate to Deed of Trust now of record in the original amount of \$ 80,000.00 in favor of

ANDREW L. SCOTT AND MARIANE B. SCOTT

securing note in the original amount of \$ 80,000.00 with an unpaid balance of \$ 50,000.00 which Beneficiary herein agrees to pay in installments of not less than \$ per month. Should the within Beneficiary default in the making of any of the installments of said first Deed of Trust, which Deed of Trust was recorded July 15, 1983 in the office of the County Recorder of Lincoln County, Nevada under ~~Documents~~ Book No. 55, Page 634, the Trustor herein may make such payments direct to the Beneficiary thereof or its assignee(s), and any and all payments so made shall be credited to the Note which is secured by this Deed of Trust.

XIV Beneficiary agrees that in the event of foreclosure of this all-inclusive Deed of Trust it will at the Trustees sale bid an amount less the then actual total balance due upon any obligations secured by any and all Deed of Trust having priority over this All-Inclusive Deed of Trust and covering the herein described real property or any portion thereof, plus any advance or other disbursements which Beneficiary, its successors or assigns, may by law be permitted to include in it bid.

W. G. R. TRUST, dated June 8, 1987

BY: Donald E. Richardson Trustee
DONALD E. RICHARDSON
W.G.R. Trust, June 8, 1987

89119

FILED AND RECORDED AT REQUEST OF
Dominick Belingheri
July 1, 1988
A. 20
P. 80
F. 409
COUNTY RECORDER

FRANK C. HULSE
COUNTY RECORDER

By Maria Corpin Deputy