

Lincoln County

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF REBIS

THIS DEED OF TRUST, made this 23rd day of July 1993, between Steven T. Culverwell and Karen Culverwell, husband and wife, as to parcel 1 and Steve T. Culverwell and Karen A. Culverwell, husband and wife as to the remainder, herein called GRANTOR or TRUSTOR, whose mailing address is PO Box 231, Caliente, NV 89008 STEWART TITLE OF NEVADA, a Nevada Corporation, herein called TRUSTEE, and

NEVADA BANK & TRUST COMPANY, herein called BENEFICIARY, WITNESSETH: THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of TWENTY-NINE THOUSAND AND NO/100 DOLLARS

and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even date herewith, executed and delivered therefor by Trustor;

NOW, THEREFORE for the purpose of securing each agreement of the Trustor herein contained including payment of the said promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may be hereafter advanced for the account of Trustor by Beneficiary with interest thereon, Trustor irrevocably GRANTS AND TRANSFERS TO TRUSTEE, IN TRUST WITH POWER OF SALE, all that property in Lincoln County, Nevada, described as:

See attached description as addendum "A"

Note secured by this Deed of Trust payable at Caliente, Nevada TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise; and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues, and profits of said realty, 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.

TO HAVE AND TO HOLD SAID PROPERTY UPON AND SUBJECT TO THE TRUSTS AND AGREEMENTS HEREIN set forth to-wit:

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (17) inclusive of the Deed of Trust, recorded in Book 730, as Document No. 586593, of Official Records in the Office of the County Recorder of Clark County.

(WHICH PROVISIONS ARE PRINTED ON THE REVERSE HEREOF) hereby are adopted and incorporated herein 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 17, the amount of fire insurance required by covenant 2 shall be \$ n/a and with respect to attorney's fees provided for by covenant 7 the percentage shall be 20.0 %.

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.

Steven T. Culverwell Karen A. Culverwell
Steven T. Culverwell Karen A. Culverwell

STATE OF NEVADA,

COUNTY OF Lincoln

On July 23, 1993

before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Steven T. Culverwell and

Karen A. Culverwell

known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

G. FERRY WILSON
Notary Public - Nevada



Notary Public - Nevada
LINCOLN COUNTY
My appt. exp. July 30, 1995

ESCROW NO. }
ORDER NO. }

WHEN RECORDED MAIL TO:

FILED AND RECORDED AT REQUEST OF

MINUTES PAST O'CLOCK

IN BOOK OF OFFICIAL

RECORDS, PAGE LINCOLN

COUNTY, NEVADA.

COUNTY REC.

Lincoln County

Addendum "A" deed of trust dated 7-23-93

The land referred to in this report is situated in the State of Nevada, County of Lincoln, and is described as follows:

PARCEL 1:

The North 66 feet of Lot 1 in Block 1 of the Modern Townsite Addition to the City of Callente, Nevada as shown on the map thereof recorded February 3, 1931 in the Office of the County Recorder of Lincoln County in Book A of Plats, page 64 as File No. 7324, Lincoln County, Nevada records.

PARCEL 2:

Those certain parcels of land situate within the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., being a portion of the Modern Townsite of Callente, Nevada more particularly described as follows:

Lots 1-B and 1-C as shown on parcel map filed April 25, 1991 in the Lincoln County Recorder's Office in Book A of Plats at Page 340 as File No. 96562, Lincoln County, Nevada records and Lots 7-A, 7-B and 7-C as shown on parcel map filed April 25, 1991 in the Lincoln County Recorder's Office in Book A of Plats, page 341 as File No. 96563, Lincoln County, Nevada records.

EXCEPTING AND RESERVING all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form and all steam and other forms of thermal energy on, in or under the above described land not previously reserved as reserved in a Deed recorded December 15, 1988 in Book 23 of Official Records, page 412 as Document No. 90453, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 1993 - 1994: 03-173-08

**100703**

AND RECORDED AT REQUEST OF

Cow County Title

July 29, 1993

T. 28 MINUTES EAST 4 COR. K

A. 106 BOOK 106 OF OFFICIAL

RECORDS, PAGE 582 LINCOLN

COUNTY, NEVADA.

Yuriko Setzer

By Yuriko Setzer Deputy