

Short Form Deed of Trust and Assignment of Rents

This Deed of Trust, made this 3rd day of December, 1993, between CHERI SUE BURRIS, an unmarried woman and WENDELL REED COWART, an unmarried man as joint tenants, herein called TRUSTOR, whose address is P O Box 131 Caliente NV 89008

FIDELITY NATIONAL TITLE AGENCY of NEVADA, INC., a Nevada Corporation, herein called TRUSTEE, and WILLARD A. ALGER and CLARE R. ALGER, Husband and Wife as joint tenants, 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 Seven (7), eight (8) and adjoining west half (W 1/2) of Lot Nine (9) in Block Fourteen (14) in the City of Caliente, County of Lincoln, State of Nevada.

In the event the Grantors herein named shall sell or convey their interest in and to the real property herein described, then in that event payment of the Note secured hereby shall be accelerated and the entire balance of principal and interest shall become immediately due and payable at the option of the Beneficiaries. SEE EXHIBIT "A" ATTACHED HERETO FOR ADDITIONAL SECURITY.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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 promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 45,000.00 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 and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or Document No. of Official Records in the Office of the County Recorder of the county where said property is located, noted below opposite the name of such county, viz:

Table with columns: COUNTY, DOCUMENT NUMBER, BOOK, PAGE, COUNTY, DOCUMENT NUMBER, BOOK, PAGE, COUNTY, DOCUMENT NUMBER, BOOK, PAGE. Lists various counties and their corresponding document details.

(which provisions, identical in all counties, 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 16, the amount of fire insurance required by covenant 2 shall be \$ 45,000.00 and with respect to attorneys' fees provided for by covenant 7 the percentage shall be ONE %.

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.

Signature of Cheri Sue Burris

Signature of Wendell Reed Cowart

STATE OF NEVADA) COUNTY OF Lincoln) SS.

On December 20, 1993 personally appeared before me, a Notary Public, Cheri Sue Burris and Wendell Reed Cowart

who acknowledged that they executed the above instrument.

Signature of Margaret Conner (Notary Public)

NOTARIAL SEAL MARGARET CONNER Notary Public State of Nevada LINCOLN COUNTY My Appointment Expires July 13, 1998

RETURN TO: WHEN RECORDED MAIL TO: Mr & Mrs Willard Alger; P O Box 825; Caliente, NV 89008

EXHIBIT "A"

THIS DEED OF TRUST IS ADDITIONALLY SECURED BY:

1969 FLEETWOOD 60 X 12 MOBILE HOME - SERIAL NO. S2187 AND

BUILDING known as CLARE'S CHARBROIL RESTAURANT, located at 490 FRONT STREET, CALIENTE, NEVADA.

Wendell Reed Cowart
Wendell Reed Cowart

Cheri Sue Burris
Cheri Sue Burris

COPY

101256

RECORDED AT REQUEST OF
Willard A. Alger

December 20, 1993

00 MINUTES PAST 3 O'CLOCK

P IN BOOK 108 OF OFFICE

168 PAGE 168 LINCOLN
COUNTY, NEVADA.

Yuriko Setzer
COUNTY REC'D

By Lulu Boushel, Deputy