

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this THIRTIETH day of DECEMBER, 1993, between J & F MULTILINE SERVICES & ASSOCIATES INCORPORATED, a Nevada Corporation

, herein called TRUSTOR, whose address is 10 MAIN STREET, PANACA, NV 89042 (number and street) (city) (state) (zip code)

LAND TITLE OF NEVADA, INC., a Nevada Corporation, herein called TRUSTEE, and DEAN A. MOSSER, An Unmarried Man

, herein called BENEFICIARY, WITNESSETH: That whereas Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of TWENTY-TWO 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 therefore by Trustor; WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in PANACA, LINCOLN County, Nevada, described as: SEE EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN.

This Deed of Trust is given and accepted as a portion of the purchase price.

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.

The rents, issues and profits reserved shall include all appurtenances in which Trustor has any interest, including water rights benefitting said realty whether represented by shares of a company or otherwise.

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. 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) thru (16) inclusive of the Master Form Deed of Trust recorded December 6, 1990 in LINCOLN County of the State of Nevada in the Book and at the page, or document no. of Official Records in the Office of the County Recorder of LINCOLN county where said property is located, noted below, viz:

COUNTY DOCUMENT NO. BOOK PAGE LINCOLN 095491 93 490

herely 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 reference 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.

TO HAVE AND TO HOLD said property upon and subject to the trusts and agreements herein set forth and incorporated herein by reference. Covenants Nos. 1 through 9 of NRS 107.030 are hereby adopted and made a part of this Deed of Trust, EXCEPT ONLY that with respect to Covenants Nos. 2, 4, and 7 incorporated by reference of such trusts and agreements to respectively as follows: Covenant No. 2, the amount of fire insurance shall be the current fair market value of buildings and improvements now or hereafter erected on said premises; Covenant No. 4, if this Deed of Trust secures a promissory note, the note rate plus two percent; if this Deed of Trust secures any other obligation or performance, the rate of interest shall be fourteen percent (14%) per annum; Covenant No. 7, attorney fees shall be reasonable and costs shall include those actually incurred by Beneficiary in the event of a default. Such provisions so incorporated shall have the same force and effect as though specifically set forth and incorporated verbatim in this Deed of Trust.

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.

STATE OF NEVADA COUNTY OF Lincoln, ss

J & F MULTILINE SERVICES & ASSOCIATES INCORPORATED, A NEVADA CORPORATION BY: H. B. Johnson

On December 30, 1993 personally appeared before me, a Notary Public, H. B. Johnson personally known (or proven) to me to be the person whose name subscribed to the above instrument who acknowledged that he/she/they executed the instrument.

Signature Judy A. Etchart Notary Public

(NOTARIAL STAMP) JUDY A. ETCHART NOTARY PUBLIC - STATE OF NEVADA MEMBER OF NATIONAL ASSOCIATION OF NOTARIES APPT. EXP. 1-21-94

WHEN RECORDED MAIL TO: DEAN A. MOSSER P.O. BOX 452 PANACA, NV 89042

ORDER NO. 148837-MT SPACE BELOW THIS LINE FOR RECORDER'S USE 101304 RECORDED AT REQUEST OF H. B. Johnson January 3, 1994 20 MINUTES PAST 10 O'CLOCK A.M. IN BOOK 108 OF OFFICIAL RECORDS, PAGE 281 LINCOLN COUNTY, NEVADA. Yuriko Setzer Deputy By: Leslie Boucher Deputy 108 PAGE 277 BOOK 108 PAGE 281