

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this TWENTY NINETH day of DECEMBER 1994, between W. DAVE WASHBURN AND ROBIN DAWN WASHBURN, HUSBAND AND WIFE AS JOINT TENANTS, herein called GRANTOR or TRUSTOR, whose address is 400 S 4th STREET, PANACA, NV 89042 (number and street) (city) (state) (zip) WESTERN BANK OF CODY herein called TRUSTEE, and WESTERN BANK OF CODY

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property KNOWN AS 600 S 4TH ST, PANACA, LINCOLN County, Nevada, described as:

SEE EXHIBIT A ATTACHED

Together with all and singular the tenements, hereditaments and appurtenances thereto 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 \$ 90,000.00 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 No., BOOK, PAGE, CERTIFICATE, DOCUMENT No., BOOK, PAGE, COUNTY, DOCUMENT No., BOOK, PAGE. Lists various counties and document references.

(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 the 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 attorney's fees provided by for covenant 7 the percentage shall be reasonable as determined by a court with jurisdiction.

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 hereinabove set forth.

STATE OF ~~NEVADA~~ WYOMING
COUNTY OF PARK

On DECEMBER 29, 1994
Before me, a Notary Public, personally appeared
W. DAVE WASHBURN AND
ROBIN DAWN WASHBURN

W. Dave Washburn

DAVE WASHBURN
Robin Dawn Washburn

ROBIN DAWN WASHBURN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that THEY executed it.

Signature: M. E. Abdulaligan
(Notary Public)
(Notarial Seal) EXPIRES 5/7/98



Escrow No. 94-12-1645-KrD

WESTERN BANK OF CODY
1702 17TH STREET
CODY, WY 82414

ESCROW NUMBER: 94-12-1645 RGD

EXHIBIT "A"
LEGAL DESCRIPTION

That certain parcel of land situate in Section 17, Township 2 South, Range 08 East, MDB&M., and shown as Parcel No. 3 in that certain map shown on the Official Records of the Lincoln County Recorder's Office in Book of Plats at Page 167, and further described as follows, to-wit:

Beginning at the Southeast (SE) corner of the Southeast Quarter (SE 1/4), of the Northeast Quarter (NE 1/4) of said Section 17, and running thence North 692 feet, thence running West a distance of 40 feet to the TRUE POINT OF BEGINNING, thence continuing West a distance of 647 feet; thence running at right angles North a distance of 331 feet; thence running at right angles East a distance of 647 feet; thence running at right angles South a distance of 331 feet to the true point of beginning.

102908

DOMINICK BELINGHERI

JANUARY 6, 1995

PLAT NUMBER 2

PLAT NUMBER 112

PLAT NUMBER 87

YURIKO SETZER

BY Justin Boucher, DEPUTY