

Short Form Deed of Trust and Assignment of Rents

This Deed of Trust, made this 27th day of March, 1996, between ROBERT T. SCHAEFER, an unmarried man as to an undivided 1/2 interest, and DANIEL LEE SYPHUS, an unmarried man, as to an undivided 1/2 interest, herein called TRUSTOR, whose address is 3880 CHADREL ST., LAS VEGAS, NV 89129, herein called TRUSTEE, and SEE ATTACHED EXHIBIT "R" HEREIN, 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:

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THIS DEED OF TRUST AND NOTE SHALL BECOME DUE AND PAYABLE FORTHWITH AT THE OPTION OF THE BENEFICIARY IF THE BUYER SHALL SELL, CONVEY OR TRANSFER THE SECURED PREMISES OR IF THE TITLE THERETO SHALL BECOME VESTED IN ANY OTHER PERSON(S) IN ANY MANNER WHATSOEVER.

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 \$20,000.00 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 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 \$ REASONABLE and with respect to attorneys' fees provided for by covenant 7 the percentage shall be REASONABLE.

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 Robert T. Schaefer

ROBERT T. SCHAEFER

Signature of Daniel Lee Syphus

DANIEL LEE SYPHUS

STATE OF NEVADA
COUNTY OF CLARK

SS.

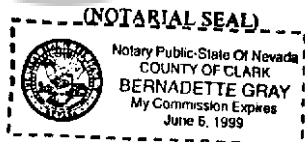
On March 29, 1996 (date) personally appeared before me, a notary public (or judge or other authorized person, as the case may be.)

ROBERT T. SCHAEFER and DANIEL LEE SYPHUS

personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Signature of Bernadette Gray

Signature



ESCROW NO. 42963 J8

WHEN RECORDED MAIL TO: GRACE FLORA, ET AL c/o WEE FOUR 830 BAY AVE. SUITE D CAPITOLA, CA. 95010

EXHIBIT "A"

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

All of its right, title and interest in and to that piece of parcel of land situate in Lincoln County, State of Nevada, described as follows:

PARCEL 1:

A part of the Southwest Quarter (SW1/4) of Section 5, Township 2 North, Range 70 East, M.D.M., Lincoln County, Nevada. Commencing on the South one-sixteenth (1/16) line of Section 5, Township 2 North, Range 70 East at a point which bears North 89°23'30" East, along the South one-sixteenth (1/16) line 137.75 feet from the South one-sixteenth (1/16) corner common to Sections 5 and 6, Township 2 North, Range 70 East, M.D.M., thence North 26°47'19" West 126.01 feet; thence South 84°28'33" East, 312.12 feet; thence South 14°11'16" East, 204.17 feet, thence South 79°43'40" West, 129.76 feet; thence North 02°26'43" East, 140.71 feet to the South one-sixteenth (1/16) line, thence South 89°23'30" West 182.25 feet to the point of beginning.

PARCEL 2:

A parcel of land in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 5, Township 2 North, Range 70 East, M.D.B.&M., and bounded and described as follows:

Beginning at the Northwest corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section 5, and running thence South 200 feet, thence East 310 feet, thence Northeasterly 200 feet, thence West 320 feet, to the place of beginning.

EXCEPTING THEREFROM that portion of land conveyed by a Deed in favor of the State of Nevada recorded June 27, 1977 in Book 21 of Official Records, page 61 as File No. 59856, Lincoln County, Nevada records, described as follows:

A part of the Southwest Quarter (SW1/4) of Section 5, Township 2 North, Range 70 East, M.D.B.&M., Lincoln County, Nevada. Commencing at the South 1/16 corner common to Sections 5 and 6, Township 2 North, Range 70 East, M.D.B.&M., thence North 89°23'30" East, along the East-West South 1/16 line, 137.75 feet, thence South 26°47'19" East, 175.07 feet, thence North 79°43'40" East, 98.92 feet, thence South 02°26'43" West, 59.58 feet, thence South 89°23'30" West, 310.00 feet to the West line of said Section 5, thence North 0°25'00" West along the West line of Section 5, 200 feet to the point of beginning.

ASSESSOR'S PARCEL NUMBER FOR 1995 - 1996: 06-071-03

EXHIBIT "B"

GRACE S. FLORA REVOCABLE TRUST ESTABLISHED BY DECLARATION DATED
2/5/94 AS TO AN UNDIVIDED $\frac{1}{2}$ INTEREST; AND CHARLES F. STAHL AND
ADA J. STAHL REVOCABLE TRUST ESTABLISHED BY DECLARATION DATED
7/18/91 AS TO AN UNDIVIDED $\frac{1}{2}$ INTEREST.

105041

Cov. County Title

April 2, 1996

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Yuriko Setzer

By

Lillie Boucher

deputy