

Lincoln County

Order No. 424245EY

Escrow No. _____

When Recorded Mail To:
First American Title Co.
P. O. Box 1048
Ely, NV. 89301

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made May 2, 1996

JOHN BEER AND LAURIE BEER, HUSBAND AND WIFE

between

whose address is 1310 McKinley Rock Springs WY 82901
(Number and Street) (City) (State)

, TRUSTOR,

FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation,

TRUSTEE, and

KENNETH M. PRICE AND JANE PRICE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

, BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the _____, County of LINCOLN, State of NEVADA described as:

Parcel 42 B as shown on Parcel Map for Kenneth M. Price and Jane Price, filed in the Office of the County Recorder of Lincoln County on December 5, 1995, as File No. 104325, located in a Portion of Section 3, Township 3 South, Range 67 East, MDB&M.

EXCEPTING THEREFROM all oil, gas sodium and potassium in the lands so patented, together with the right of the United States, its Lessees, Permittees or Licensees to prospect for, mine and remove them under applicable provisions of law, as reserved by the United States of America in Deed recorded September 3, 1968, in Book N-1, Page 330, Deed Records, Lincoln County, Nevada.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of the sum of \$6,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorder in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
Churchill	39	Mortgages	115384	Lincoln			
Clerk	850	Off. Rec.	682747	Lyon	37	Off. Rec.	45802
Douglas	57	Off. Rec.	115	Mineral	13	Off. Rec.	100661
Elko	92	Off. Rec.	652	Nye	128		89073
Emerald	3	X Deeds	195	Ormsby	125	Off. Rec.	107
Eureka	22	Off. Rec.	138	Pershing	11	Off. Rec.	537
Humboldt	28	Off. Rec.	124	Storey	"S"	Mortgages	249
Lander	24	Off. Rec.	168	Washoe	300	Off. Rec.	206
				White Pine	295	R. E. Records	517
							107192

shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, identical in all counties, and printed on the reverse side hereof are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

STATE OF ~~NEVADA~~ Wyoming

County of Sweetwater

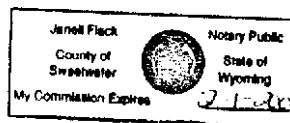
On May 29, 1996
personally appeared before me, a Notary Public,
JOHN BEER AND LAURIE BEER

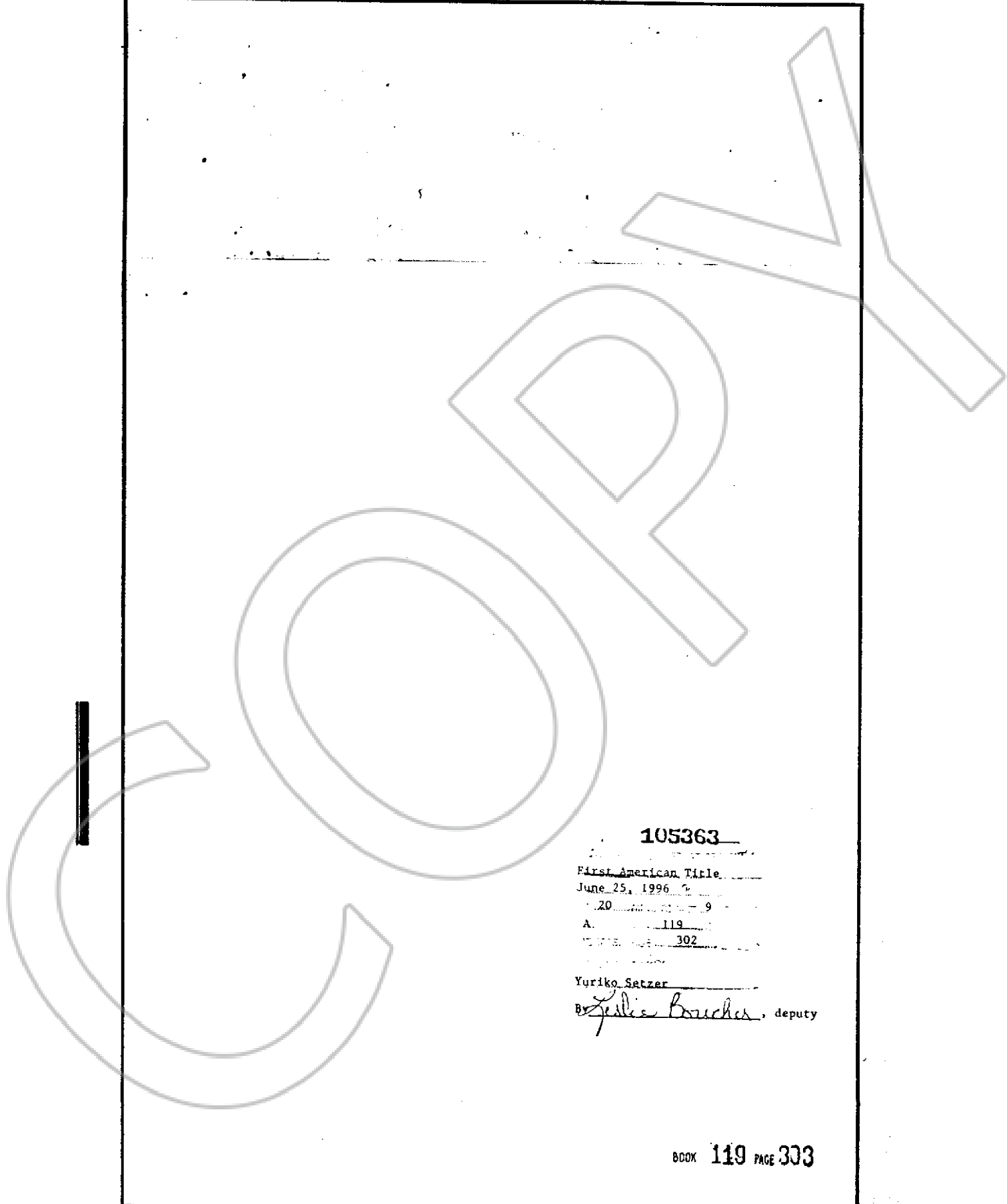
Signature of Trustor

John Beer
JOHN BEER

Laurie Beer
LAURIE BEER

who acknowledged that they executed the above instrument.
Janeck Flack Notary Public





105363

First American Title

June 25, 1996

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Yuriko Setzer

Jillie Boucher, deputy