

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS AND REQUEST FOR SPECIAL NOTICE

This Deed of Trust, made this 19th date of August, 1996, between

EDDIE BOZARTH, JR., a single man, herein called TRUSTOR,

whose address is 1005 S. 3rd St., Las Vegas, NV 89101

and MAREN E. WAGNER, Trustee of the Maren E. Wagner Trust, dated May 19, 1994, herein called BENEFICIARY,

whose address is 1005 S. 3rd St., Las Vegas, NV 89101

COW COUNTY TITLE CO and NEVADA TITLE COMPANY, a Nevada Corporation, herein called TRUSTEE.

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 EXHIBIT "A" ATTACHED HERETO AND MADE PART OF FOR LEGAL DESCRIPTION.

ACCELERATION CLAUSE: Beneficiary may declare all sums secured hereby immediately due and payable in the event trustor grants, transfers or assigns all or any part of the herein described property without having first obtained beneficiary's written consent to do so, provided however, that the delivery of a Mortgage or Deed of Trust, which is subordinate to this Deed of Trust, which is subordinate to this Deed of Trust, is not considered to be such a grant, transfer or assignment.

THIS DEED OF TRUST IS BEING RECORDED AS A FIRST TRUST DEED.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

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 \$ 17,000.00 executed by Trustor in favor of Beneficiary or order.

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, COUNTY, DOCUMENT No., BOOK, PAGE, COUNTY, DOCUMENT No., 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 \$ NA 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 hereinbefore set forth.

In accordance with Section 107.090, NRS, request is hereby made by the undersigned TRUSTOR that a copy of any Notice of Default and a copy of any Notice of Sale under Deed of Trust recorded as Document No. in Book Official Records of County, Nevada, as

affecting above described property, executed by as Trustor in which is named as beneficiary, and as Trustee,

be mailed to whose address is

(number and street) (city) (state) (zip)

STATE OF NEVADA COUNTY OF Clark ss.

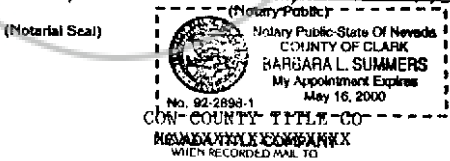
On August 19 1996 personally appeared before me, a Notary Public,

Signature of Eddie Bozarth, Jr.

EDDIE BOZARTH, JR.

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 he executed it.

Signature of Notary Public



Escrow No. 19013515

Name: SIERRA NEVADA MORTGAGE COMPANY Street Address: 1005 S. 3rd St. City & State: Las Vegas, Nevada 89101 PBO PRINTING 878-1701 FORM NO. 48

Lincoln County

EXHIBIT "A"

LEGAL DESCRIPTION:

That portion of the North Half (N $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 15, Township 3 South, Range 67 East, M.D.B.&M., Lincoln County, Nevada lying East of the Union Pacific Railroad right-of-way line and further described as follows:

COMMENCING at the Northeast corner of said Section 15, running South 0°56'32" E., a distance of 1307.31 feet; thence S. 89°40'29"W., to the East right-of-way line of the Union Pacific Railroad; thence running Northeasterly along said Railroad right-of-way line to the North line of said Section 15; thence N. 89°35'37" E., to the point of beginning.

NO. 105822  
FILED AND RECORDED AT REQUEST OF  
Cow County Title  
August 27, 1996  
AT 05 MINUTES PAST 4 O'CLOCK  
P M IN BOOK 120 OF OFFICIAL  
RECORDS, PAGE 465 LINCOLN COUNTY  
NEVADA.

YUIRKO SETZER

COUNTY RECORDER  
by Robin K. ..., deputy