SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this   1st   day of   July, 1996   , between

WAYNE M. TURNER, an unmarried man

, herein called GRANTOR or TRUSTOR,

whose mailing address is   P.O. Box 413, Panaca, Nevada 89042
(number and street)   (city)   (state)   (zip code)

STEWART TITLE OF NEVADA, a Nevada Corporation, herein called TRUSTEE, and

LARRY A. SHEELER , TRUSTEE OF THE LARRY A. SHEELER FAMILY TRUST

, herein called BENEFICIARY,

WITNESSETH: THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of ONE THOUSAND AND NO/100———————————($1,000.00)———————————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 therefor by Trustor;

NOW, THEREFORE for the purpose of securing each agreement of the Trustor herein contained including payment of the said promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may be hereafter advanced for the account of Trustor by Beneficiary with interest thereon, Trustor irrevocably GRANTS AND TRANSFERS TO TRUSTEE, IN TRUST WITH POWER OF SALE, all that property in Clark County, Nevada, described as: Lincoln

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 24, Township 2 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada.

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Note secured by this Deed of Trust payable at   Las Vegas, Nevada or as directed.   TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise; and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues, and profits of said realty, 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.

TO HAVE AND TO HOLD SAID PROPERTY UPON AND SUBJECT TO THE TRUSTS AND AGREEMENTS HEREIN set forth to-wit:

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 (17) inclusive of the Deed of Trust, recorded in Book 730, as Document No. 586593, of Official Records in the Office of the County Recorder of Clark County.

(WHICH PROVISIONS 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 17, the amount of fire insurance required by covenant 2 shall be reasonable
$ n/a and with respect to attorney's fees provided for by covenant 7 the percentage shall be _____%.

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.

Wayne M. Turner
WAYNE M. TURNER

STATE OF NEVADA,
COUNTY OF CLARK   } ss.
On July 1st 1996
before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Wayne M. Turner

known to me to be the person__ described in and who executed the foregoing instrument, who acknowledged to me that _he__ executed the same freely and voluntarily and for the uses and purposes therein mentioned.
WITNESS my hand and official seal.

Sondra C. Sims
Notary Public in and for said County and State

COUNTY OF CLARK
SONDRA C. SIMS
My Appointment Expires
October 3, 1996

ESCROW NO. }
ORDER NO. }   92-26-0214-BIN

WHEN RECORDED MAIL TO:
AMERICAN COMMONWEALTH MORTGAGE CO.
536 E. ST. LOUIS AVE.
LAS VEGAS, NV 89104

No. 105927

filed and recorded at request of

Stewart Title
September 11, 1996

At 14 minutes past 9 O'clock
Lincoln County Nevada Recorder.

Yuriko Setzer
    COUNTY RECORDER
by_Leslie Boucher_, deputy

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