

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS  
(Note not set out)

THIS DEED OF TRUST, made this 2nd day of April, A.D., 1998, between  
TREASURE HILL INVESTMENT CORPORATION, A Nevada Corporation

\_\_\_\_\_ herein called TRUSTOR,  
whose address is 85 Main Street, Pioche, Nevada 89043

NATIONAL TITLE CO., a Nevada Corporation, herein called TRUSTEE, and  
WILLIAM BROWN, an unmarried man

\_\_\_\_\_ herein called BENEFICIARY.

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Clark County, Nevada, described as:

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

TOGETHER WITH ALL APPURTENANCES in which Trustor has any interest, including water rights benefitting said realty, represented by shares of a company or otherwise: and.

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 (1) Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of

ONE HUNDRED NINETEEN THOUSAND AND NO/100 (\$ 119,000.00) dollars,

secured 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 of this Deed of Trust, that provisions numbered (1) to (17) inclusive of the Master Form Deed of Trust, recorded on the 20th day of November, A.D. 1986, in Book 861120 as Document No. 00354, \_\_\_\_\_ of the Official Records in the Office of the County Recorder of Clark County, Nevada, are each and all hereby incorporated herein by reference 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 \$ \_\_\_\_\_ and with respect to attorneys' 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.

TREASURE HILL INVESTMENT CORPORATION, A  
Nevada Corporation

Ronald M. Mortenson

By: Ronald M. Mortenson, President  
STATE OF Nevada

COUNTY OF Clark

On this 2nd day of April  
A.D., 1998 before me, the undersigned, a Notary Public in and

for said County and State, personally appeared  
Ronald M. Mortenson, as President

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 thereon mentioned.

Patricia Armstrong  
NOTARY PUBLIC in and for said County and State.



Notary Public - State of Nevada  
COUNTY OF CLARK  
PATRICIA ARMSTRONG  
My Appointment Expires  
April 28, 2000  
No. 82-2777-1

ORDER NO. 72972-pla (981750-pla)

WHEN RECORDED MAIL TO: William Brown

P.O. Box 359

Pioche, NV 89043

EXHIBIT "A"

That certain property known as the "OVERLAND HOTEL" situate in the Town of Pioche, Lincoln County, Nevada, as said lots and block are platted and described on the Official Plat of said town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada, more particularly described as follows:

PARCEL 1

All of Lot No. 1 in Block Numbered 18.  
All that portion of the unnumbered lots in Block 18 lying adjacent to the rear of Lot No. 1 in Block No. 18 lying south of the north line of said Lot No. 1 projected to intersection of said line with Cornwall Row.

ASSESSOR'S PARCEL NUMBER FOR 1996 - 1997: 01-101-14

PARCEL 2

A strip of ground 2.3 feet wide on the south side of Pioche Club Building and extending back 123.5 feet from Main Street, commonly known as an alley between Block 18 and Block 19 on South Side of Main Street as the same is delineated on the official map of Pioche.

ASSESSOR'S PARCEL NUMBER FOR 1996 - 1997: 01-101-15

PARCEL 3

Lots 1, 2, 3 and 4 in Block 19 on Main Street in the Town of Pioche, and a plot of ground, commonly known as Lot 70 directly in the rear of Lot 3, and having a dimension of 27.3 feet across the rear of Lot 3 by 55 feet in depth on a projected line of the South Line of said Lot 3; and commonly known as Lot 71 in the rear of Lots 1 and 2 having for its dimensions 35.2 feet across the rear of said Lots 1 and 2 with 55 feet depth on the South side and 42 feet on the North side as designated upon the Plat of said Town of Pioche. Said Lot designated on original plat of said Town as the Pryor Lot, being in the rear of Lots numbered 1, 2, 3 and 4 in Block No. 19, and extending back to Cornwall Row, as described in original deed from Judge Mortimer Fuller to Mrs. Margaret Grambs (along with Lot No. 4) by deed recorded in Book M of Real Estate Deeds at page 605.

ASSESSOR'S PARCEL NUMBER FOR 1995 - 1996: 01-103-01

PARCEL 4

The South 16 feet of Lot 43 and all of Lot forty-one (41) and forty-two (42) in block twenty (20) situate in the Town of Pioche.

ASSESSOR'S PARCEL NUMBER FOR 1996 - 1997: 01-102-13

No. **110818**  
FILED AND RECORDED AT REQUEST OF  
COW COUNTY TITLE  
April 8, 1998  
AT 09 MINUTES PAST 3 O'CLOCK  
P. M. IN ROOM 133 OF OFFICIAL  
RECORDS PAGE 599 LINCOLN  
COUNTY, NEVADA

Yuriko Setzer  
COUNTY RECORDER

by *Lulie Boucher*, deputy

BOOK 132 PAGE 630