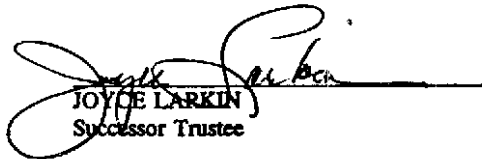


TRUSTEE'S DEED

The undersigned, JOYCE LARKIN, Successor Trustee of the ALBERT ONDER TRUST w/a/d 5/5/94, herein referred to as "Grantor", pursuant to the provisions of said trust agreement, hereby conveys to JOYCE LARKIN, individually, all right, title, interest and estate of the decedent at the time of his death, and all right, title and interest that his estate may have subsequently acquired in and to the real property more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all appurtenances thereto and the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, possession claims and demand whatsoever in law and equity, which the decedent had in his lifetime and at the time of his death, and which the Grantor has by virtue of her office as Successor Trustee of the above-entitled trust estate or otherwise, of, in and to the above granted premises and every part and parcel thereof.

To have and to hold all of the above granted premises, together with the appurtenances, and every part thereof, to Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Trustee's Deed at Las Vegas, Nevada this 27 day of February, 1998.


JOYCE LARKIN
Successor Trustee

STATE OF NEVADA)
) SS:
COUNTY OF CLARK)

On this 27 day of February, 1998, before me, the undersigned, a Notary Public in and for said county and state, personally appeared JOYCE LARKIN, Successor Trustee of the

Haugen Revocable Trust and acknowledged to me that she executed the same as Successor Trustee.

Tassy Wolfe
NOTARY PUBLIC



Address of Grantees:
682 Mt. Bona Way
Boulder City, NV 89005

When Recorded Mail To:
JOYCE LARKIN
682 Mt. Bona Way
Boulder City, NV 89005

EXHIBIT "A"

The East Half (E1/2) of Lot Eight (8) and Lot Nine (9) and the West One-Half (W1/2) of Lot Ten (10) in Block Forty One (41) as shown on the Official Plat known as the Thomas E. Dixon Addition to the Town of Caliente, recorded September 9, 1936 in the Office of the County Recorder of Lincoln County, Nevada Book A of Plats, Page 46.

TRUSTEE'S POWERS

- a. **Management Of Trust Property.** With respect to the Trust property, except as otherwise specifically provided in this Trust, the Trustee shall have all powers now or hereafter conferred upon Trustees by applicable state law, and also those powers appropriate to the orderly and effective administration of the Trust. Any expenditure involved in the exercise of the Trustees' powers shall be borne by the Trust estate. Such powers shall include, but not be limited to, the following powers with respect to the assets in the Trust estate:
- i. To register any securities or other property held hereunder in the names of Trustees or in the name of a nominee, with or without the addition of words indicating that such securities or other property are held in a fiduciary capacity, and to hold in bearer form any securities or other property held hereunder so that title thereto will pass by delivery, but the books and records of Trustees shall show that all such investments are part of their respective funds.
 - ii. To hold, manage, invest and account for the separate Trusts in one or more consolidated funds, in whole or in part, as they may determine. As to each consolidated fund, the division into the various shares comprising such fund need be made only upon Trustees' books of account.
 - iii. To lease Trust property for terms within or beyond the term of the Trust and for any purpose, including exploration for and removal of gas, oil, and other minerals; and to enter into community oil leases, pooling and unitization agreements.
 - iv. To borrow money, mortgage, pledge or lease Trust assets for whatever period of time Trustee shall determine, even beyond the expected term of the respective Trust.
 - v. To hold and retain any property, real or personal, in the form in which the same may be at the time of the receipt thereof, as long as in the exercise of their discretion it may be advisable so to do, notwithstanding same may not be of a character authorized by law for investment of Trust funds.
 - vi. To invest and reinvest in their absolute discretion, and they shall not be restricted in their choice of investments to such investments as are permissible for fiduciaries under any

present or future applicable law, notwithstanding that the same may constitute an interest in a partnership.

- vii. To advance funds to any of the Trusts for any Trust purpose. The interest rate imposed for such advances shall not exceed the current rates.
- viii. To institute, compromise, and defend any actions and proceedings.
- ix. To vote, in person or by proxy, at corporate meetings any shares of stock in any Trust created herein, and to participate in or consent to any voting Trust, reorganization, dissolution, liquidation, merger, or other action affecting any such shares of stock or any corporation which has issued such shares of stock.
- x. To partition, allot, and distribute, in undivided interest or in kind, or partly in money and partly in kind, and to sell such property as the Trustees may deem necessary to make division or partial or final distribution of any of the Trusts.
- xi. To determine what is principal or income of the Trusts and apportion and allocate receipts and expenses as between these accounts.
- xii. To make payments hereunder directly to any beneficiary under disability, to the guardian of his or her person or estate, to any other person deemed suitable by the Trustees, or by direct payment of such beneficiary's expenses.
- xiii. To employ agents, attorneys, brokers, and other employees, individual or corporate, and to pay them reasonable compensation, which shall be deemed part of the expenses of the Trusts and powers hereunder.
- xiv. To accept additions of property to the Trusts, whether made by the Trustors, a member of the Trustors' family, by any beneficiaries hereunder, or by any one interested in such beneficiaries.
- xv. To hold on deposit or to deposit any funds of any Trust created herein, whether part of the original Trust fund or received thereafter, in one or more savings and loan associations, bank or other financing institution and in such form of account, whether or not interest bearing, as Trustees may determine, without regard to the amount of

Lincoln County

any such deposit or to whether or not it would otherwise be a suitable investment for funds of a trust.

- xvi. To open and maintain safety deposit boxes in the name of this Trust.
- xvii. To make distributions to any Trust or beneficiary hereunder in cash or in specific property, real or personal, or an undivided interest therein, or partly in cash and partly in such property, and to do so without regard to the income tax basis of specific property so distributed. The Trustors request but do not direct, that the Trustees make distributions in a manner which will result in maximizing the aggregate increase in income tax basis of assets of the estate on account of federal and state estate, inheritance and succession taxes attributable to appreciation of such assets.
- xviii. The powers enumerated in NRS 163.265 to NRS 163.410, inclusive, are hereby incorporated herein to the extent they do not conflict with any other provisions of this instrument.
- xix. The enumeration of certain powers of the Trustees shall not limit their general powers, subject always to the discharge of their fiduciary obligations, and being vested with and having all the rights, powers, and privileges which an absolute owner of the same property would have.
- xx. The Trustees shall have the power to invest Trust assets in securities of every kind, including debt and equity securities, to buy and sell securities, to write covered securities options on recognized options exchanges, to buy-back covered securities options listed on such exchanges, to buy and sell listed securities options, individually and in combination, employing recognized investment techniques such as, but not limited to, spreads, straddles, and other documents, including margin and option agreements which may be required by securities brokerage firms in connection with the opening of accounts in which such option transactions will be effected.

NO. **111199**

FILED AND RECORDED AT REQUEST OF
HAMILTON MOORE, ESQUIRE
JUNE 24, 1998

AT **01** MINUTES PAST **1** O'CLOCK
PM **135** OF OFFICIAL
RECORDS NO. **375** LINCOLN

YURIKO SETZER

BY *[Signature]* COUNTY RECORDER DEPUTY

BOOK **135** PAGE **380**