

Lincoln County

A.P.N. 001-341-45
Order No.
Escrow No. 2000-30421-MLJ
When Recorded Mail To:
J & S Properties, LLC
2012 Hamilton Lane
Las Vegas, NV 89106

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made August 3, 2000 between
Ronald M. Mortenson and Candice Mortenson, husband and wife, TRUSTOR,
whose address is P.O. Box 643 Pioche NV 89043
(Number and Street) (City) (State)
FIRST AMERICAN TITLE COMPANY, a Nevada corporation, TRUSTEE,
whose address is 685 Lyons Avenue, Ely, NV 89301 and BENEFIICIARY,
J & S Properties, LLC, a Nevada Limited Liability Company
whose address is 2012 Hamilton Lane, Las Vegas, NV 89106
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 No. 13 as shown on Parcel Map for JAMES VINCENT, filed in the office of the County Recorder of Lincoln County on September 24, 1997, in Book B, Page 64, as File No. 109750, and amended November 18, 1997, in Book B, Page 72 of Plats, as File No. 110133, located in a portion of NE 1/4, of Section 15, Township 1 North, Range 67 East, M.D.B.&M., 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 \$11,5000.00 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, under the document or file number, noted below opposite the name of such county, namely:

Table with 8 columns: COUNTY, BOOK, PAGE, DOC. NO., COUNTY, BOOK, PAGE, DOC. NO. Lists various counties and their associated document numbers.

shall inure 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 )
County of Lincoln ) ss.

Signature of Trustor
Ronald M. Mortenson

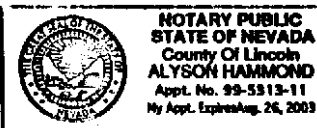
On 18 August 2000
personally appeared before me, a Notary Public,

Candice Mortenson

Ronald M. Mortenson and Candice Mortenson

Who acknowledged that they executed the above instrument.

Alyson Hammond Notary Public



BOOK 150 PAGE 104

COPY

NO. 115026

FILED AND RECORDED AT REQUEST OF

FIRST AMERICAN TITLE

AUGUST 22, 2000

AT 48 MINUTES PAST 11 O'CLOCK

AM IN BOOK 150 OF OFFICIAL

RECORDS PAGE 104 LINCOLN

COUNTY, NEVADA

*Sylvia Roucher*  
COUNTY RECORDER

BOOK 150 PAGE 105