

A.P.N. 001-341-44
 Order No. 152-2017371-MLJ
 Escrow No. 152-2017371-MLJ
 When Recorded Mail To:
 First American Title Co.
 P. O. Box 151048
 Ely, NV. 89315

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made June 25, 2002

between

Ronald M. Mortenson and Candice Mortenson, husband and wife

, TRUSTOR,

whose address is P. O. Box 643,
 (Number and Street)

Pioche
 (City)

NV 89043
 (State)

FIRST AMERICAN TITLE COMPANY, a Nevada corporation,

TRUSTEE,

whose address is P. O. Box 151048, Ely, NV. 89315

and

J & S Properties, LLC, a Nevada Limited Liability Company, BENEFICIARY,
 whose address is 34 Emerald Dunes Circle, Henderson, NV 89052

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 14 of that certain Subsequent Parcel Map for JAMES VINCENT, filed in the Official Records of Lincoln County, Nevada, on September 24, 1997, in Plat Book B, Page 64, as File No. 109750, and amended by that certain Amended Subsequent Parcel Map for JAMES VINCENT, recorded on November 18, 1997 in Plat Book B, Page 72, as File No. 110133, being a portion of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township 1 North, Range 67 East, MDB&M.

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 \$13,000.00 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 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, or under the document or file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
Churchill	39 Mortgages	363	115384	Lincoln			45902
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050	Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941	Pershing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R. E. Records	258	

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

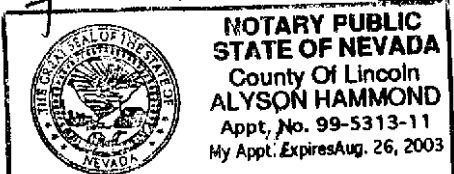
Ronald M. Mortenson
 Ronald M. Mortenson

On 28 June 2002
 personally appeared before me, a Notary Public,
 Ronald M. Mortenson and Candice Mortenson.

Candice Mortenson
 Candice Mortenson

Who acknowledged that they executed the above Instrument.

Alyson Hammond
 Notary Public



BOOK 165 PAGE 102

COPY

118426

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2002 JUL 3 PM 4 21

LINCOLN COUNTY RECORDED
FEE 15.00 DEPT. TMS
LESLIE BOUCHER