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FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 001-331-06
File No: 152-2109536 (MJ)

When Recorded, Mail To:
First American Title Insurance Agency
P.O. Drawer 487
Pinetop, A 85935

First American Title
2004 MAR 15 PM 3 09

UNIFORM COUNTY CLERK
FEE \$16.00
LESLIE BROWN AB

A.P.N.: 001-331-06

DEED OF TRUST WITH ASSIGNMENTS OF RENTS

THIS DEED OF TRUST, made March 8, 2004, between **J. & S. Properties, L.L.C., a Nevada Limited Liability Company, TRUSTOR**, whose address is **34 Emerald Dunes Circle, Henderson, NV 89052, First American Title Company of Nevada, a Nevada Corporation, TRUSTEE**, and **Richard J. Walters and Ruby L. Walters, husband and wife as joint tenants with right of survivorship, BENEFICIARY**, whose address is **4300 North 15th East, Idaho Falls, ID 83401**.

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of **Lincoln**, State of **Nevada**, described as:

The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 10, Township 1 North, Range 67 East, M.D.B. and 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, and profits.

For the purposes of securing (1) payment of the sum of **FORTY THOUSAND AND NO/100THS** dollars (**\$40,000.00**) with interest thereon according to the terms of the promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewal 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, or under the document or file number, noted below opposite the name of such county, namely:

| <u>County</u> | <u>Book</u> | <u>Page</u> | <u>Doc. No.</u> | | <u>County</u> | <u>Book</u> | <u>Page</u> | <u>Doc. No.</u> |
|---------------|---------------|-------------|-----------------|--|---------------|------------------|-------------|-----------------|
| 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 below) 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.

Dated: **March 08, 2004**

J. & S. Properties, L.L.C., a Nevada Limited
Liability Company


By: Jim Vincent, Managing Member

STATE OF **Nevada**)
)
) :SS.
COUNTY OF **Clark**)

This instrument was acknowledged before me on *03/10/04*
by
Jim Vincent

Elizabeth A. Valda

Notary Public

(My commission expires:)

Oct 23, 2006

