

WHEN RECORDED MAIL TO
Finance America Credit Corp
6400 Building Suite 8203 DEED OF TRUST WITH ASSIGNMENT OF RENTS
East Gate
Chattanooga, Tenn. 37411

38695MM THIS DEED OF TRUST, made this 25th day of April, 1985, between

RICHARD DALE RYAN AND LORRAINE MARY RYAN, husband and wife

whose address is 26766 Trinidad St. Hayward, California 94545 herein called TRUSTOR,
(Number and Street) (City) (State)

LAWYERS TITLE OF NORTHERN NEVADA INC., a Nevada Corporation herein called TRUSTEE, and

DONALD C. WEBBER dba AMERICAN PENSION INVESTORS herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in

Parcel No. 2 as set forth on that certain Parcel Map for C J W INCORPORATED,
Located in a portion of the Southeast 1/4 of the Southwest 1/4, Section 26,
Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, on
~~April~~ 5-2-85 as Document No. 116815

Portion of Assessment Parcel No. 23-290-09

TOGETHER with all those certain access and utility easements for ingress and
egress as set forth on that certain Record of Survey for NEVIS INDUSTRIES, INC.,
filed for record in the Office of the County Recorder of Douglas County, Nevada,
on December 23, 1980, as Document No. 51917, of Official Records.

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions,
remainder and remainders, rents, issues and profits thereof, subject, however, to the right of Beneficiary, during any period of default hereunder,
and without waiver of such default, to collect said rents, issues and profits by any lawful means, and to apply the same, less costs and expenses of
collection, to any indebtedness secured hereby.

For the purpose of securing (1) payment of the sum of \$ 12,500.00 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, Trustor agrees: By the execution and delivery of this Deed of Trust and the note secured hereby,
that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or document No. of Official Records in the Office of
the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

| COUNTY | DOCUMENT No. | BOOK | PAGE | COUNTY | DOCUMENT No. | BOOK | PAGE | COUNTY | DOCUMENT No. | BOOK | PAGE |
|-----------|--------------|----------|---------|----------|--------------|----------|---------|------------|--------------|--------------|---------|
| Clark | 413987 | 514 | | Humboldt | 116986 | 3 | 83 | Ormsby | 72637 | 19 | 102 |
| Churchill | 104132 | 34 mtgs. | 591 | Lander | 41172 | 3 | 758 | Pershing | 57488 | 28 | 58 |
| Douglas | 24495 | 22 | 415 | Lincoln | 41292 | 0 mtgs. | 467 | Storey | 28573 | R mtgs. | 112 |
| Elko | 14831 | 43 | 343 | Lyon | 89486 | 31 mtgs. | 449 | Washoe | 407205 | 734 Tr. Deed | 221 |
| Esmeralda | 26291 | 3H deeds | 138-141 | Mineral | 76648 | 16 mtgs. | 534-537 | White Pine | 128126 | 261 | 341-344 |
| Eureka | 39602 | 3 | 283 | Nye | 47157 | 67 | 163 | | | | |

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein 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.

Beneficiary or the collection agent appointed by Beneficiary may charge a fee of not to exceed \$25.00 for each change in parties, or for each
change in a party making or receiving a payment secured hereby.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be in an amount equal to the total
indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust, and with respect to attorney's fees provided
for by covenant 7 the percentage shall be a reasonable percentage.

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 hereinbefore
set forth.

STATE OF NEVADA

SIGNATURE OF TRUSTOR

On May 9, 1985 personally appeared
before me, a Notary Public, Lorraine Mary
& Richard Dale Ryan
who acknowledged that they executed the above instrument.

Richard Dale Ryan
RICHARD DALE RYAN
Lorraine Mary Ryan
LORRAINE MARY RYAN

REQUESTED BY
LAWYERS TITLE
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'85 MAY 13 P3:08

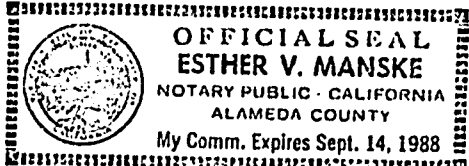
SUZANNE BEAUDREAU
RECORDER

\$ 500 PAID Ch DEPUTY

117290

BOOK 585 PAGE 1127

Esther V. Manske
NOTARY PUBLIC



MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4577

LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 98
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