

3877/MVM THIS DEED OF TRUST, made this 25th day of April, 1985, between

"MIRON FAMILY TRUST", dated July 20, 1984

whose address is 4690 Pacheco Pass Gilroy, California 95020 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's. 3 & 4 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 \$ 37,500.00 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.	457	Storey	28573	R mtgs.	112
Elko	14831	43	343	Lyon	88486	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 10, 1985 personally appeared

Larry H. Miron  
LARRY H. MIRON, Co-Trustee

before me, a Notary Public,  
Larry H. Miron and Alma C. Miron

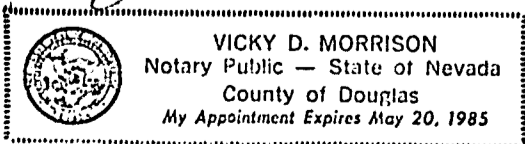
Alma C. Miron  
ALMA C. MIRON, Co-Trustee

who acknowledged that they executed the above instrument.

REQUESTED BY

LAWYERS TITLE  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

Vicky D. Morrison  
NOTARY PUBLIC



'85 MAY 13 P3:18

SUZANNE BEAUDREAU  
RECORDER

MANOUKIAN, SCARPELLO & ALLING, LTD.  
ATTORNEYS AT LAW

\$500 PAID BY DEPUTY 117297

CARSON CITY OFFICE  
303 EAST PROCTOR STREET  
CARSON CITY, NEVADA 89701  
TELEPHONE (702) 882-4977

LAKE TAHOE OFFICE  
ROUND HILL PROFESSIONAL BUILDING  
P. O. BOX 55  
ZEPHYR COVE, NEVADA 89448  
TELEPHONE (702) 888-6876

BOOK 585 PAGE 1134