

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 13th. day of January, 1989, between
LOUIS J. BEST and VIOLA A. BEST, Husband and wife

whose address is Post Office Box 345, Coleville, California 96107 herein called TRUSTOR,
(Number and Street) (City) (State)

WESTERN TITLE COMPANY, INC., a Nevada corporation herein called TRUSTEE, and

BYRON H. BOULANGER and SHIRLEY M. BOULANGER, husband and wife, as
joint tenants with rights of survivorship herein called BENEFICIARY,
WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in

County of Douglas, State of Nevada, to-wit:

Lot 6, in Block A, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed
in the office of the County REcorder of Douglas County, Nevada, on November 16,
1970, in Book 1 of Maps, page 224 as Document No. 50212.

APN 37-492-12
THIS DEED OF TRUST IS SUBORDINATE AND JUNIOR IN LIEN TO THAT CERTIAN DEED OF TRUST
EXECUTED BY LOUIS J. BEST AND VIOLA A. BEST, HUSBAND AND WIFE, IN FAVOR OF
Nevada First Bank, RECORDED CONCURRENTLY HERewith IN BOOK 189
AT PAGE 1605, AS DOCUMENT NO. 194379, DOUGLAS COUNTY, NEVADA 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 \$ 6,600.00 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	14331	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
County of Douglas ss.
On January 13, 1989 personally appeared
before me, a Notary Public, Louis J. Best and
Viola A. Best
who acknowledged that they executed the above instrument.

SIGNATURE OF TRUSTOR

Louis J. Best
Louis J. Best
Viola A. Best
Viola A. Best

Judy A. Cochran
NOTARY PUBLIC
Judy A. Cochran
My Appl. Expires Dec 31, 1991

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'89 JAN 13 P3:41

SUZANNE BEAUDREAU
RECORDER

194381

\$ 5.00 PAID LD DEPUTY

BOOK 189 PAGE 1607

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4377

LAKE TAHOE OFFICE
MOUND HILL PROFESSIONAL BUILDING
P. O. BOX 55
ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 586-8874