

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 31st day of January 19 89 between

RALPH PETROSIAN, a single man, and ROBERT H. PETROSIAN, a single man

whose address is 229 Casa Grande Avenue, Montebello, CA 90640

herein called TRUSTOR.

(Number and Street)

(City)

(State)

WESTERN TITLE COMPANY, INC., a Nevada corporation

herein called TRUSTEE, and

JOSEPH F. ARROYO AND DOLORES C. ARROYO, TRUSTEES OF THE ARROYO FAMILY TRUST

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:

Being a portion of the Southwest 1/2 of Section 29, Township 14 North, Range 20 East, M.D.B.&M., being further described as follows:

PARCEL 1, as set forth on the Parcel Map for Joseph F. Arroyo, filed for record in the Office of the County Recorder, State of Nevada, on September 19, 1986, in Book 986, page 2423, as Document No. 141337.

EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbons now or at any time hereafter situate therein and thereunder and which may be produced therefrom, together with the free and unlimited right to mine, drill, bore, operate and remove said minerals from beneath the surface of said land at any level below the surface of the therein described property, as conveyed in the Grant Deed from Nevis Industries, Inc., a Nevada corporation, to Stock Petroleum Co., Inc., recorded March 13, 1980, in Book 380, page 1315, as Document No. 42677. APN 21-290-51

ACCELERATION PROVISION: See Exhibit "A" attached hereto and incorporated herein by reference

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 \$ 48,000.00 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 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.:

Table with 4 columns: COUNTY, DOCUMENT No., BOOK, PAGE. Lists various counties including Clark, Churchill, Douglas, Elko, Esmeralda, Humboldt, Lander, Lincoln, Lyon, Mineral, Nye, Ormsby, Pershing, Storey, Washoe, and White Pine with their respective document numbers, book numbers, and page numbers.

(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 California County of Los Angeles

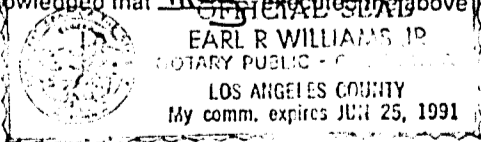
SIGNATURE OF TRUSTOR

On Jan 19, 1989 personally appeared before me, a Notary Public, EARL R. Williams

Signature of Ralph Petrosian

TR. - Ralph Petrosian + Robert Petrosian who acknowledged that they executed the above instrument.

Signature of Robert H. Petrosian



NOTARY PUBLIC

Signature of Earl R. Williams, Jr.

In the event the trustor sells, conveys or alienates the within described real property; or contracts to sell, convey or alienate; or is divested of title in any other manner without the approval of an assumption of this obligation by the beneficiary being first obtained, beneficiary shall have the right to declare the unpaid balance due and payable in full, irrespective of the maturity date expressed on the note secured hereby.

COPY

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

'89 JAN 31 P4:13

SUZANNE BEAUDREAU
RECORDER
\$10⁰⁰ PAID *82* DEPUTY
LUCK 189 PAGE 4518