

THIS DEED OF TRUST, made this 17th day of August, 19 89, between

MIKE HICKEY CONSTRUCTION, INC., a Nevada corporation

herein called TRUSTOR,

whose address is P.O. Box 1420 Minden, NV. 89423  
(Number and Street) (City) (State)

WESTERN TITLE COMPANY, INC., a Nevada corporation

herein called TRUSTEE, and

MICK DRAGOO, a married man

herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Douglas, State of Nevada, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

THE BENEFICIARY HEREBY JOINS IN THE EXECUTION OF THIS DEED OF TRUST FOR THE PURPOSE OF AGREEING AND CONSENTING TO THE RELEASE PROVISION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF BY THIS 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 \$100,000.00\*\*\*\* 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.:

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	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.

**THIS DOCUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY WITHOUT LIABILITY ON THE PART OF WESTERN TITLE COMPANY, INC. FOR THE SUFFICIENCY HEREOF OR FOR THE CONDITION OF TITLE.**

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 August 17, 1989 personally appeared  
before me, a Notary Public, JAMES M. HICKEY AND  
MICK DRAGOO

who acknowledged that they executed the above instrument.

SIGNATURE OF TRUSTOR  
MIKE HICKEY CONSTRUCTION, INC.

BY: James M. Hickey  
JAMES M. HICKEY, PRESIDENT

SIGNATURE OF BENEFICIARY

Mick Dragoo  
MICK DRAGOO

*[Handwritten Signature]*  
NOTARY PUBLIC

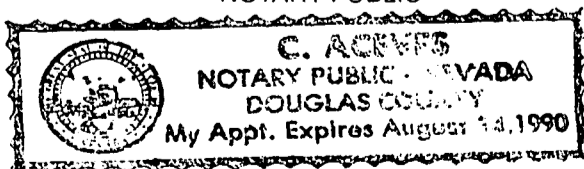


EXHIBIT "A"

Lot 18, in Block C, Lot 37, in Block D, Lot 38, in Block D, Lot 39, in Block D, and Lot 40, in Block D, as shown on the Final Map of WILDHORSE UNIT 1, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 3, 1989, in Book 889, Page 450, as Document No. 207982.

PARTIAL RELEASE PROVISION:

Provided Trustor is not presently in default of the terms of this Deed of Trust or the Note secured hereby, upon the prior written request of Trustor, Beneficiary agrees, upon the terms and conditions set forth herein, to execute a document releasing the lien of this Deed of Trust from lots contained within the encumbered property. The conditions are as follows:

- (a) All fees and costs incurred in connection with each release shall be paid by Trustor.
- (b) The lots to be released shall be selected by Trustor.
- (c) For each lot released within the property which is the subject of this Deed of Trust, the sum of \$25,000.00 shall be paid to the principal of the Note secured hereby. Further, each lot contained within the property encumbered hereby shall be deemed charged with the interest accruing pursuant to the terms of the Note secured hereby, on the release price of \$25,000.00. Interest deemed charges to the lot to be released must be paid to the date of release.

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.

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

'89 AUG 22 P3:37

SUZANNE BEAUDREAU  
RECORDER  
\$6<sup>00</sup> PAID K12 DEPUTY  
209237  
BOOK 889 PAGE 3238