

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 2 day of January, 1992, by and between MARTIN JOHNSON and SUSAN JOHNSON husband and wife as joint tenants, address is: 900 Johnson Lane, Minden, Nevada 89423 herein called "TRUSTOR", and FOUNDERS TITLE COMPANY, a Nevada corporation, herein called "TRUSTEE", and C. NICHOLAS PEREOS, LTD., a Nevada corporation herein called "BENEFICIARY",

W I T N E S S E T H:

Trustor does hereby irrevocably grant, bargain, sell, transfer and assign to Trustee in trust, with power of sale, that certain real property situate in the County of Douglas, State of Nevada, that is more particularly described on Exhibit "A", attached hereto and made a part hereof.

TOGETHER WITH all the improvements now or hereafter erected on the property, easements, rights, appurtenances, rents, royalties, minerals, oil and gas rights, profits, water, water rights and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust, and 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 rights, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: (1) The performance of an employment agreement requiring payment of a \$25,000.00 non-refundable fee with interest at the rate of 12% per annum together with costs incurred by ATTORNEY under the terms of an agreement dated October 2, 1991; (2) The performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) The payment of additional sums and interest thereon which may hereafter be loaned to trustor or to its successors and 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, and with respect to the property above described, Trustor expressly makes each and all of the agreements, covenants and conditions set forth in that fictitious master form deed of trust recorded in the office of the County Recorder of Douglas County, Nevada, on

April 7, 1978, in Book 478, Page 412, Official Records, as Document No. 19421, the contents of which are incorporated herewith as if set forth in full, and marked "Exhibit A" and attached hereto, although not recorded herewith,, and further adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in said fictitious master form deed of trust which has been recorded pursuant to NRS 111.353 (1977). The terms of said master form deed of trust herein referenced shall inure to and bind the parties hereto by reference thereto, and are incorporated herein as if set forth in full. Beneficiary may charge a reasonable sum for any statement regarding the obligations secured hereby and further charge a reasonable sum for each change in the parties making the payments secured hereby. Any notices under this Deed of Trust shall be mailed to Trustor at the address hereinabove.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first hereinabove written.

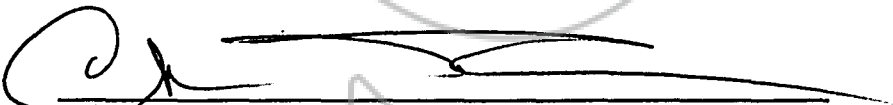
"Trustor"

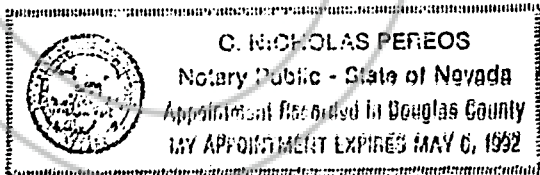

MARTIN JOHNSON


SUSAN JOHNSON

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

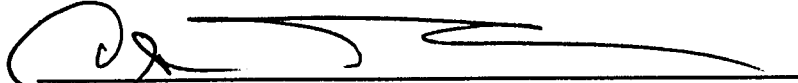
On this 2 day of January, 1992, personally appeared before me, a Notary Public, MARTIN JOHNSON, known to me to be the person described in and who acknowledged that he executed the foregoing instrument.

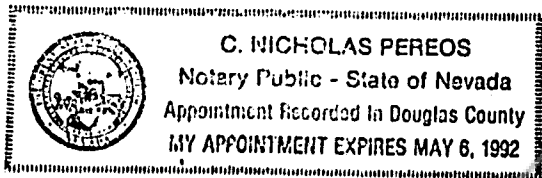

NOTARY PUBLIC



STATE OF NEVADA)
)
) SS:
COUNTY OF DOUGLAS)

On this 2 day of January, 1992, personally appeared before me, a Notary Public, SUSAN JOHNSON, known to me to be the person described in and who acknowledged that she executed the foregoing instrument.


NOTARY PUBLIC



COPY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

North 1/2 of the Southwest 1/4 of Section 32, Township 14 North, Range 20 East, M. D. B. & M., further described as follows:

Parcel 2D as set forth on Parcel Map #2 for Martin W. and Susan D. Johnson filed for record in the Office of the Douglas County Recorder on August 7, 1985 in Book 885, at Page 789 as Document No. 121205 of Official Records.

Assessor's Parcel No. 21-020-45

COPY

REQUESTED BY
C. Dickson Lewis Ltd.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'92 JAN -8 A9:54

EXHIBIT A

SUZANNE BEAUDREAU
RECORDER
5d-⁸⁰⁰ PAID *SP* DEPUTY BOOK 268538
192 PAGE 702