

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS
(Note not set out)

THIS DEED OF TRUST, made this _____ day of _____, A.D., 19_96, between _____

JAMES T. and PEGGY L. HOGAN

herein called TRUSTOR,

whose address is 1349 Dennis Street, Minden Nevada 89423-9064

a Corporation, herein called TRUSTEE and

JAMES L. and ROSE A. HOGAN

herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Douglas County, Nevada, described as:

Township North 14, Range 20 East, Section 33, Minden, Nevada

also described as Lot 61, Idle Acres Subdivision, Minden, Nevada 89423

more commonly described as 1349 Dennis Street, Minden, Nevada 89423

APN 21-131-10

TOGETHER WITH ALL APPURTENANCES in which Trustor has any interest, including water rights benefitting said realty, represented by shares of a company or otherwise; and,

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same, except during continuance of some default hereunder, and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the indebtedness evidenced by one (1) Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of

Ninety Thousand Dollars (\$ 90,000.00), executed by Trustor in favor of Beneficiary, or order. (3) Payment of such additional sums as may hereafter be advanced for the account of Trustor or assigns by Beneficiary with interest thereon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution of this Deed of Trust, that provisions numbered (1) to (16) inclusive of the Master Form Deed of Trust, recorded on the 1st day of November, A.D. 1967, in Book 832 as Document No. 668675, of the Official Records in the Office of the County Recorder of Clark County, Nevada, and recorded on March 23, 1972 as Document No. 32065, Book 156, page 130 in the Office of the Nye County Recorder, Nye County, Nevada are each and all hereby incorporated herein by reference 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.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$ _____, and with respect to attorneys' fees provided for by covenant 7 the percentage shall be _____ %.

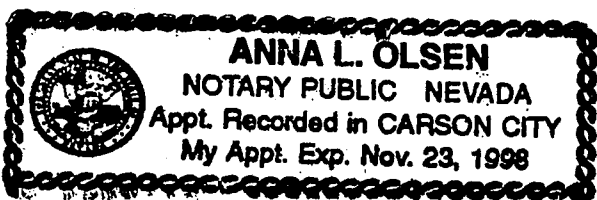
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

James T. Hogan
Peggy L. Hogan
JAMES T. HOGAN
PEGGY L. HOGAN

STATE OF NEVADA,
COUNTY OF Carson City } SS.
On February 27, 1996 personally
appeared before me, a Notary Public,
JAMES T. HOGAN and
PEGGY L. HOGAN

who acknowledged that they executed the above instrument.

Signature Anna L. Olsen
(Notary Public)



Notarial Seal

ORDER NO.
WHEN RECORDED MAIL TO:

REQUESTED BY
James Hogan
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 MAR -1 P12:16

LINDA SLATER
RECORDER
RAID, KY DEPUTY