

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 26TH day of February 1996, between COY SANDERS and NANCY SANDERS, husband and wife,, herein called TRUSTOR, whose address is: 6033 DAGNINO RD., LIVERMORE, CA. 94550 and STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, herein called TRUSTEE, and

RONALD SIMEK, an unmarried man, herein called BENEFICIARY,

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale that property in City of MINDEN, DOUGLAS County, Nevada, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

Together with the rents, issues and profits thereof, subject, however, to right, 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) payment of the sum of \$ 202,000.00 and the 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, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in Subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in Subdivision B of the Fictitious Deed of Trust recorded in the office of each County Recorder in the State of Nevada, in the book and at the page thereof, or under the document file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC.NO.	COUNTY	BOOK	PAGE	DOC.NO.
Carson City			000-52876	Lincoln	73	248	86043
Churchill			224333	Lyon			0104086
Clark	861226		00857	Mineral	112	352	078762
Douglas	1286	2432	147018	Nye	558	075	173588
Elko	545	316	223111	Pershing	187	179	151646
Esmeralda	110	244	109321	Storey	055	555	58904
Eureka	153	187	106692	Washoe	2464	0571	1126264
Humboldt	223	781	266200	White Pine	104	531	241215
Lander	279	034	137077				

shall inure to and bind the parties hereto with respect to the property above described. Said agreement, terms and provisions contained in said Subdivision A and B, (identical in all counties and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefore does not exceed a reasonable amount. The Beneficiary or the collection agent appointed by him may charge a fee of not to exceed \$15.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

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.

Coy Sanders
COY SANDERS

Nancy Sanders
NANCY SANDERS

SEAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

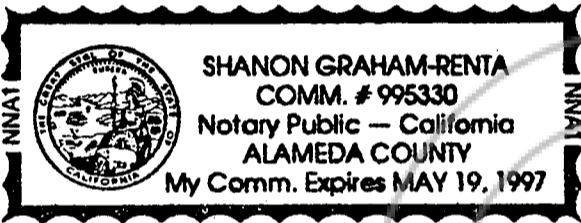
County of Alameda

On March 4, 1996 before me, Shanon Graham-Renta, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Coy Sanders and Nancy Sanders
NAME(S) OF SIGNER(S)

personally known to me - **OR** - ~~proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Shanon Graham-Renta
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL (s)
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Deed of Trust
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

February 26, 1996
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

383008

BK0396PG1556

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas,, described as follows:

A parcel of land located within a portion of the Northwest one-quarter (NW 1/4) of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Northwest corner of Section 6 per Parcel Map for June Irene Rolph as recorded in the Office of Recorder, Douglas County, Nevada on March 16, 1982 as Document No. 65928;

thence along the North line of said Section 6 North 89 degrees 58'09" East, 1529.20 feet; thence along the centerline of an existing irrigation ditch South 00 degree 54'59" East, 545.74 feet; thence along said centerline South 00 degree 38'25" East, 628.28 feet; thence South 89 degrees 57'41" West, 1544.17 feet to a point on the West line of said Section 6; thence along said West line North 00 degree 02'19" West, 1174.12 feet to THE POINT OF BEGINNING, containing 41.43 acres, more or less.

Assessors Parcel No. 19-100-28

Said land is also shown as Adjusted Parcel C on that certain Record of Survey to support a boundary line adjustment for Ronald Simek filed for record on January 24, 1995, in Book 195, Page 3157, as Document No. 354909 in the office of the Douglas County Recorder, State of Nevada, Official Records.

Together with a non-exclusive ingress and egress 50 foot right-of-way easement as conveyed in deed Recorded January 14, 1995 in Book 195, Page 3147 as Document No. 354907, Douglas County, Official Records.

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 MAR 12 P3:41

383008

BK 0396 PG 1557

LINDA SLATER
RECORDER
\$ 9.00 PAID K2 DEPUTY