

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 25TH day of MARCH, 1997,

between, GENE COUSTE AND SARA COUSTE, husband and wife, as joint tenants, with right of survivorship herein called TRUSTOR

whose address is 3475 Alpine View Court, Carson City Nevada 89705

and MARQUIS TITLE & ESCROW INC., a Nevada Corporation, herein called TRUSTEE, and

STEAMBOAT SPRINGS PROPERTIES, INC., a Nevada Corporation

, herein called BENEFICIARY.

WITNESSETH: That Trustor irrevocable grants, transfers and assigns to Trustee in trust, with power of sale, that property in Douglas County, State of Nevada, being Assessment Parcel No. 25-241-15, more specifically described as follows:

See Exhibit "A: attached hereto and made a part hereof for Legal Description and for Due on Sale Clause.

Together with the rents, issues and profits thereof, subject, however, to the 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 \$ 110,000.00 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 evidence 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	Off. Rec.		000-52876	Lincoln	73 Off. Rec.	248	86043
Churchill	Off. Rec.		224333	Lyon	Off. Rec.		0104086
Clark	861226 Off. Rec.		00857	Mineral	112 Off. Rec.	352	078762
Douglas	1286 Off. Rec.	2432	147018	Nye	558 Off. Rec.	075	173588
Elko	545 Off. Rec.	316	223111	Pershing	187 Off. Rec.	179	151646
Esmeralda	110 Off. Rec.	244	109321	Storey	055 Off. Rec.	555	58904
Eureka	153 Off. Rec.	187	106692	Washoe	2464 Off. Rec.	0571	1126264
Humboldt	223 Off. Rec.	781	266200	White Pine	104 Off. Rec.	531	241215
Lander	279 Off. Rec.	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 therefor 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 the a copy of any notice of default and any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Gene Couste
GENE COUSTE

Sara Couste
SARA COUSTE

STATE OF NEVADA
COUNTY OF DOUGLAS

On April 14, 1997

personally appeared before me, a Notary Public

Gene Couste and Sara Couste

who acknowledged that they executed the above instrument.

Vicky D. Morrison
Notary Public

WHEN RECORDED MAIL TO

DOROTHY A. TOWNE
16006 S. VIRGINIA ROAD
RENO, NV 89511

VICKY D. MORRISON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES NOV. 1, 1998

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EXHIBIT "A"

The East 1/2 of Lot 1, Block B, as shown on the map of Southeast Addition to Town of Minden, filed in the Office of the County Recorder of Douglas County, Nevada, on November 27, 1961, as Document No. 19150, described as follows:

Beginning at the Southeast corner of said Lot 1; thence Northwest along the Southwest line of said Lot 1; 59.36 feet to a point; thence a right angles Northeast to the Northeast line of said Lot 1; thence Southeast along said last mentioned line to the intersection with the Northeast prolongation of the Southeast line of said Lot 1; thence Southwest along said last mentioned line to the Point of Beginning. Excepting therefrom that portion lying within the bounds of any public street or alley.

DUE ON SALE CLAUSE

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 WRITTEN 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.

AFTER SEVEN (7) DAYS THE LATE CHARGE AS PROVIDED IN THE PREPRINTED PROVISIONS OF THIS DEED OF TRUST SHALL BE CHANGED TO TEN (10%) PERCENT OF THE INSTALLMENT DUE PLUS \$10.00 PER DAY, WHICH WILL BE ADDED TO THE PRINCIPAL BALANCE, UNTIL PAID.

REQUESTED BY
MARQUIS TITLE & ESCROW, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 APR 15 P2:55

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LINDA SLATER
RECORDER
\$ PAID DEPUTY

INITIAL
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