

DEED OF TRUST AND ASSIGNMENT OF RENTS

Escrow No M75023CA

THIS DEED OF TRUST, made this 12th day of September 1997, between BRUCE R. SCOTT, an unmarried man

whose address is P. O. Box 1834, CARSON CITY, NV. 89702 herein called TRUSTOR;

WESTERN TITLE COMPANY, INC., a Nevada corporation herein called TRUSTEE, and WATER, INC., Profit Sharing Plan, B. J. Vasey, Trustee

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of DOUGLAS, State of Nevada, to wit: herein called BENEFICIARY;

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

ACCELERATION PROVISISION: 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 principal balance due and payable in full, upon written demand and notice, irrespective of the maturity date expressed on the Note secured hereby.

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 \$71,500.00 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 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	DOC. No.	BOOK	PAGE	COUNTY	DOC. No.	BOOK	PAGE
Clark	413987	514		Lyon	88486	31 mtgs.	449
Churchill	104132	34 mtgs.	591	Mineral	76648	16 mtgs.	534-537
Douglas	24495	22	415	Nye	47157	67	163
Elko	14831	43	343	Ormsby	72637	19	102
Esmeralda	26291	3H deeds	138-141	Pershing	57488	28	58
Eureka	39602	3	283	Storey	28573	R mtgs.	112
Humbolt	116986	3	83	Washoe	407205	734 Tr.deed	221
Lander	41172	3	758	White Pine	128126	261	341-344
Lincoln	41292	0 mtgs.	467				

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EXHIBIT 'A'

TRACT-C

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Lot 6 of the Tarronga Subdivision as shown on the Record of Survey for Rodger T. and Edna L. Poe and recorded as File No. 26673, Douglas County, Nevada, Recorder's Office, which bears North 03°21'30" East, 1,717.77 feet from the South 1/4 corner of Section 30, Township 13 North, Range 20 East, M.D.B.&M., per said Map; thence North 00° 53' 30" East along the East right-of-way line of Nevada State Highway 88, 160.20 feet; thence from a tangent which bears North 00° 11' 10" East, curving to the right along said right-of-way line along a curve having a delta angle of 102°11' 22", a radius of 210.00 feet and an arc length of 374.55 feet to an intersection with the Southerly right-of-way line of U.S. Highway 395; thence South 64° 00' 17" East along said Southerly right-of-way line, 284.17 feet to THE POINT OF BEGINNING;

thence continuing South 64° 00' 17" East along said Southerly right-of-way line, 189.92 feet;

thence South 25° 59' 43" West, 118.88 feet;

thence North 64° 00' 17" WEST, 36.68 feet;

thence South 25° 59' 43" West, 22.53 feet;

thence North 64° 00' 17" West, 153.24 feet;

thence North 25° 59' 43" East, 141.41 feet to THE POINT OF BEGINNING.

Subject to a 10-foot sewer easement to the MINDEN-GARDNERVILLE SANITATION DISTRICT adjacent to the Northerly line as described in Document No. 66913. Reference is made to Record of Survey recorded, May 17, 1991, in Book 591, Page 2566, as Document No. 250947, Official Records, Douglas County, Nevada

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

'97 SEP 23 P12:57

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LINDA SLATER  
RECORDER  
\$9.00 PAID *kg* DEPUTY