

Deed of Trust and Assignment of Rents

This Deed of Trust made this 26 day of May, 1998, between:

MITCH SOWL AND GINA SOWL

herein called TRUSTOR,

whose address is 4486 CENTER DRIVE, CARSON CITY, NEVADA 89701

and RISA HEARN AND ROLAND HEARN

herein called TRUSTEE,

and RISA HEARN AND ROLAND HEARN

herein called Beneficiary,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in DOUGLAS County, State of NEVADA described as;

(Set forth legal description AND commonly known address, if known)

Township 14 North, Range 20 East, M.D.B. & M.: Section 6: The NE 1/4
of the South 1/2 of Lot 1 of the SW 1/4.

APN: 13-102-07

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 (1) Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of: (\$ 78,000.00) SEVENTY-EIGHT THOUSAND AND NO/100 DOLLARS 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 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;

COUNTY	DOCUMENT NUMBER	BOOK	PAGE	COUNTY	DOCUMENT NUMBER	BOOK	PAGE
CLARK	413967	514		CHURCHILL	104132	34	591
DOUGLAS	24495	22	415	ELKO	14831	43	343
ESMERALDA	26291	3H DEEDS	138-141	EUREKA	39802	3	283
HUMBOLT	118988	3	83	LANDER	41172	3	758
LINCOLN	41292	O MRGS	487	WASHOE	407205	734	221
LYON	85488	31 MRGS	448	MINERAL	76648	18	534-537
NYE	47517	67	183	ORMSBY	72837	19	102
PERSHING	57488	28	68	STOREY	28573	R MRGS	112
WHITE PINE	128128	261	341				

which provisions, identical in all counties, are printed on the reverse hereof hereby are adopted and incorporated herein 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 the Deed of Trust.

The parties agree that with respect to provision 16, the amount of fire insurance required by Covenant 2 shall be \$ 100,000.00 and with respect to attorney's fees provided for by covenant 7 the percentage shall be 10 %

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

IN WITNESS WHEREOF, I/We have hereunto set my hand/our hands this 26 day of MAY, 1998

[Signature]
(Signature)
MITCH SOWL Mitch Sowl
(Print or type name here)

[Signature]
(Signature)
GINA SOWL Gina Sowl
(Print or type name here)

STATE OF NEVADA }
COUNTY OF DOUGLAS }

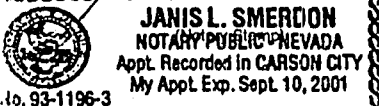
On this 26 day of MAY, 1998
personally appeared before me, a Notary Public

[Signature]
[Signature]

personally known to me to be the person(s) whose name(s) is subscribed to the above instrument who acknowledged that he executed the instrument.

Witness my hand and official seal

[Signature]
(Notary Public)



RECORDING REQUESTED BY AND MAIL TO
NAME Roland & Risa Hearn
ADDRESS 3817 S. Carson St. #502
CITY/ST/ZIP Carson City, NV 89701
If applicable mail tax statements to

NAME
ADDRESS
CITY/ST/ZIP

SPACE BELOW THIS LINE FOR RECORDERS USE ONLY

0441442

BK0698PG1540

REQUESTED BY
Lisa Hearn
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 JUN -8 AIO :41

0441442

BK0698PG1541

LINDA SLATER
RECORDER
\$ 8.00 PAID AS DEPUTY