DEED OF TRUST AND ASSIGNMENT OF MENTS

Escrow No M77198KK

THIS DEED OF TRUST, made this 22nd day of AUGUST 1998, between JOSEPH J. FLYNN AND ELAINE L. FLYNN, TRUSTEES OR THEIR SUCCESSOR, UNDER THE JOSEPH J. AND ELAINE L. FLYNN FAMILY TRUST DATED DECEMBER 22, 1995

herein called TRUSTOR,

whose address is c/o Versafab Corp., 15919 Broadway, Gardena, CA 90248

WESTERN TITLE COMPANY, INC., a Nevada corporation herein called TRUSTEE, and SIERRA COUNTRY, INC., A NEVADA CORPORATION

herein called BENEFICIARY,

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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 \$105,000.00 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 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 mtas	467				

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(which provisions, identical in all counties, are attached hereto and a part 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 this Deed of Trust.

Beneficiary or the collection agent appointed by Beneficiary may charge a fee not to exceed \$100.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be in an amount equal to the total indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust, and with respect to attorney's fees provided for by covenant 7 the percentage shall be a reasonable percentage.

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.

STATE OF NEVADA

)SS

)

County of

SIGNATURE OF TRUSTOR

This instrument was acknowledged

before me on

by

ELAINE L. FLYNN

NOTARY PUBLIC

ESCROW NO. M77198KK FOR RECORDER'S USE

WHEN RECORDED MAIL TO: D. GERALD BING JERRY J. BING

VIA FAX 265-5475

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California All-Purpose Cert	California All-Purpose Certificate of Acknowledgment						
State of California							
County of Los Angeles	Annual Confession Conf						
On 8-26-98 before me, DEBRA A- Wilson, Notary Public Personally appeared Joseph J. Flynn and Elaine L. Hynn							
personally appeared Joseph J. Hynn and Elaine L. Hynn Name(s) of Signers(s)							
Personally known to me <u>OR</u>							
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.							
Debra A. Wilsori I Comm #1145497 Signature of Notary Signature of Notary							
LOS ANGELES COUNTY () Comm Exp July 3 2001	ora a. Wilson - Los Angeles - 7/3/2001						
Print Notary's Name, County in which Commissioned and Commission Expiration Date Seal							
Seat 1							
O DOWN							
OPTIC							
The data below is not required by law, however it may prove valuable to persons							
relying on the document and could preven	nt frauautent reattachment of this form.						
SIGNATURE AUTHORITY OF SIGNER:	DESCRIPTION OF ATTACHED DOCUMENT						
☐ INDIVIDUAL	DESCRIPTION OF ATTACHED DOCUMENT						
☐ Corporate Officer(s)							
. Title(s)	TITLE OR TYPE OF DOCUMENT						
□ PARTNER □ LIMITED							
☐ GENERAL	N						
☐ ATTORNEY-IN-FACT	Number of Pages						
☐ Trustee(s)							
☐ GUARDIAN/CONSERVATOR	DATE OF DOCUMENT						
OTHER:	Signer(s) Other than Named Above:						
Name(s) of Person(s) OR Entity(ies) Signer is representing:	Sidirer(s) OTHER THAN TRAMED ABOVE:						
Transpoy of I Endongs, of Little (1900) blonck to refresenting.							

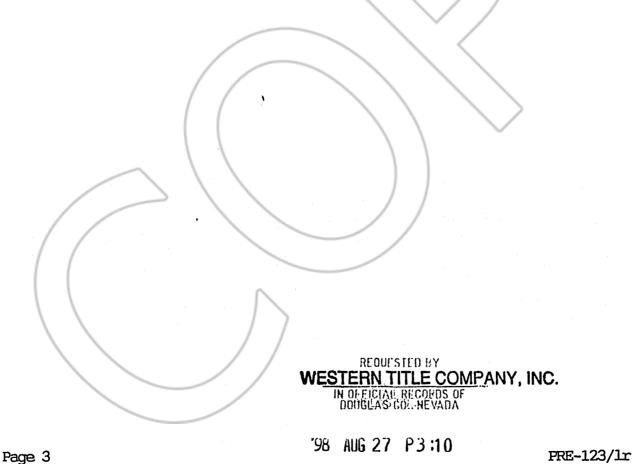
Exhibit

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 1 of SIERRA COUNTRY ESTATES PHASE 1 recorded March 28, 1996, Book 396, Page 4735 as Document No. 384282 of Official Records of Douglas County, State of Nevada.

Together with a 24 foot Private Access Easement as set forth on map of SIERRA COUNTRY ESTATES PHASE 1.

A.P.N. 19-430-05



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