

DEED OF TRUST AND ASSIGNMENT OF RENTS

Escrow No M76773KK

THIS DEED OF TRUST, made this 12th day of August 1998, between NEVADA VENTURES, ~~XXX~~ LTD, A NEVADA LIMITED LIABILITY COMPANY:

herein called TRUSTOR, whose address is P.O. BOX 1848, GARDNERVILLE, NV 89410

WESTERN TITLE COMPANY, INC., a Nevada corporation herein called TRUSTEE, and NOVASEL AND SCHWARTE INV., INC., PENSION PLAN (NSI PP)

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:

(Continued)

THIS IS TO BE RECORDED JUNIOR TO THAT CERTAIN DEED OF TRUST IN THE AMOUNT OF \$175,000.00 CONCURRENTLY HEREWITH.

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 \$75,000.00 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 mtgs.	467				

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In the event the Makers sell, convey or alienate the property described in the Deed of Trust securing this Note, or contracts to sell, convey or alienate; or is divested of title or interest in any other manner, whether voluntarily or involuntarily without the written approval of Beneficiary being first obtained, said Beneficiary shall have the right to declare the entire unpaid principal balance due and payable in full, upon written demand and notice, irrespective of the maturity date expressed herein.

"SUBSEQUENT T.D.'S ARE SUBJECT TO THIS T.D. AND ANY RENEWAL OF EXTENSION THEREOF WHETHER ORAL OR WRITTEN"

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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**ADDENDUM TO DEED OF TRUST**

As and for additional consideration for the loan secured by this Deed of Trust, Trustor hereby covenants and agrees that in the event Trustor causes a petition for relief to be filed under the United States Bankruptcy Code, including, but not limited to; a petition for relief pursuant to Chapters 7, 11 or 13, Trustor shall, upon written request from Beneficiary, stipulate to immediate relief from stay arising from the filing of Trustor's petition under the United States Bankruptcy Code. Trustor further acknowledges that this provision constitutes a material inducement to Beneficiary to lend Trustor the funds secured by the within Deed of Trust. Trustor further acknowledges Beneficiary would not loan said funds to Trustor without Trustor agreeing to immediate relief from stay as aforesaid. In the event Trustor fails to stipulate to immediate relief from stay upon written request from Beneficiary, Trustor hereby stipulates and agrees that the court wherein Trustor's petition is pending shall, upon application by Beneficiary, order relief from stay with respect to all of Beneficiary's rights under the within note and Deed of Trust. Trustor represents that Trustor understands the provisions of this Addendum to Deed of Trust and agrees to the provisions of this Addendum to Deed of Trust freely and voluntarily.

8/28/98  
Date:

[Signature]  
manager

State of Nevada  
County of Douglas

On 8/28/98 before me, Kimberly Kersten, personally appeared Greg Johnson and Edie Johnson 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.

[Signature]



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# Exhibit "A"

## DESCRIPTION

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

### PARCEL 1:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada.

Commencing at the Record location of the Dettling Town Monument, as shown on the Map for Mrs. Augustine Borda, Dated May, 1948; thence North 42°41'46" West, 752.00 feet to a found cross in sidewalk; thence North 46°19'20" East, 5.78 feet to the Southwest corner of Assessor's Parcel No. 1320-33-402-016 (Old A.P.N. 25-322-23); said point being the TRUE POINT OF BEGINNING; thence North 46°19'20" East, 87.00 feet; thence North 43°40'40" West, 1.46 feet; thence North 45°39'10" East, 63.26 feet; thence South 45°57'40" East, 52.97 feet; thence South 44°02'20" West, 151.28 feet to a point on the Northerly right of way line of U.S. Highway 395; thence along said right of way North 44°54'00" West, 56.77 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-016 (Old A.P.N. 25-322-23)

### PARCELS 2 and 3:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada.

Commencing at the record location of the Dettling Town Monument, as shown on the Map for Mrs. Augustine Borda, Dated May, 1948; thence North 42°41'46" West, 752.00 feet to a found cross in sidewalk; thence North 46°19'20" East, 5.78 feet to a point on the Northerly right of way line of U.S. Highway 395; thence along said right of way line South 44°54'00" East, 56.77 feet to the Southwest corner of Assessor's Parcel No. 1320-33-402-017 (Old A.P.N. 25-322-25); said point being the TRUE POINT OF BEGINNING; thence North 44°02'20" East, 83.28 feet; thence South 45°57'40" East, 75.80 feet to a point on the Westerly right of way line of Eddy Street; thence along said right of way line South 46°07'01" West, 84.68 feet to a point on the Westerly right of way line of Eddy Street and the Northerly right of way line of U.S. Highway 395; thence along said U.S. Highway 395 right of way line North 44°54'00" West, 72.74 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-017 (Old A.P.N. 25-322-25)

### PARCEL 4:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East., M.D.B.&M., Douglas County, Nevada.

Commencing at the record location of the Dettling Town Monument, as shown on the Map for Mrs. Augustine Borda, Dated May, 1948; thence North 42°41'46" West, 752.00 feet to a found cross in sidewalk; thence North 46°19'20" East 92.78 feet; thence North 43°40'40" West, 1.46 feet; thence North 45°39'10" East, 63.26 feet to the Southwest

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corner of Assessor's Parcel No. 1320-33-402-019 (Old A.P.N. 25-322-22); said point being the TRUE POINT OF BEGINNING; thence North 45°39'10" East, 60.01 feet; thence South 45°57'40" East, 131.72 feet to a point on the Westerly Right of way line of Eddy Street; thence along said right of way line South 46°07'01" West, 60.02 feet; thence North 45°57'40" West, 131.24 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-019 (Old A.P.N. 25-322-22)

PARCEL 5:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada.

Commencing at the Record location of the Dettling Town Monument, as shown on the Map for Mrs. Augustine Borda, Dated May, 1948; thence North 42°41'46" West 752.00 feet to a found cross in sidewalk; thence North 46°19'20" East, 92.78 feet; thence North 43°40'40" West, 1.46 feet; thence North 45°39'10" East, 123.27 feet to the Southwest corner of Assessor's Parcel No. 1320-33-402-020 (Old A.P.N. 25-322-21); said point being the TRUE POINT OF BEGINNING; thence North 45°39'10" East, 40.00 feet, thence South 45°47'51" East, 132.05 feet to a point on the Westerly right of way line of Eddy Street; thence along said right of way line South 46°07'01" West, 40.02 feet; thence North 45°57'40" West, 131.72 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-020 (Old A.P.N. 25-322-21)

PARCEL 6:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada.

Commencing at the record location of the Dettling Town Monument, as shown on the Map for Mrs. Augustine Borda, Dated May, 1948; thence North 42°41'46" West, 752.00 feet to a found cross in the sidewalk; thence North 46°19'20" East, 92.78 feet; thence North 43°40'40" West, 1.46 feet; thence North 45°39'10" East, 163.27 feet to the Southwest corner of Assessor's Parcel No. 1320-33-402-021 (Old A.P.N. 25-322-20); SAID POINT BEING THE TRUE POINT OF BEGINNING; thence North 45°39'10" East, 24.23 feet to a point on the Southerly right of way line of Courthouse Alley; thence continuing along said right of way South 45°17'30" East, 132.20 feet to a point on the Southerly right of way line of Courthouse Alley and the Westerly right of way line of Eddy Street; thence along said Eddy Street right of way South 46°07'01" West, 22.68 feet, thence North 45°57'51" West, 132.05 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-021 (Old A.P.N. 25-322-20)

PARCEL 7:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada.

Commencing at the record location of the Dettling Town Monument, as shown on the Map for Mrs. Augustine Borda, Dated may 1948; thence North 42°41'46" West, 752.00 feet to a found cross in sidewalk; thence North 46°19'20" East, 5.78 feet to a point on the Northerly right of way line of U.S. Highway 395; thence along said right of way line South 44°54'00" East, 56.77 feet; thence North 44°02'20" East, 83.28 feet to the Southwest corner of Assessor's Parcel No. 1320-33-402-018 (Old A.P.N. 25-322-24); said point being the TRUE POINT OF BEGINNING; thence North 44°02'20" East 68.00 feet; thence South 45°57'40" East, 78.27 feet to a point on the Westerly right of way line of Eddy Street; thence along said right of way line South 46°07'01"

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West, 68.04 feet; thence North 45° 57' 40" West, 75.80 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-018 (Old A.P.N. 25-322-24)

COPY

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

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LINDA SLATER  
RECORDER  
\$ 12.00 PAID: KO DEPUTY