

Escrow #000200087

APN: 07-072-260

**PERFORMANCE
DEED OF TRUST**

THIS PERFORMANCE DEED OF TRUST entered into this 10 day of MARCH, 2000, by and between NEVADA PLUS, INC., a Nevada corporation, hereinafter called the "Trustor", STEWART TITLE OF NORTHERN NEVADA, a Nevada corporation, hereinafter called the "Trustee", and RICHARD H. DEITZ, an unmarried man, hereinafter called the "Beneficiary",

WITNESSETH:

That Trustor hereby grants, bargains, sells, conveys and confirms unto Trustee, in trust with power of sale, all that certain property situate in the County of Douglas, State of Nevada, being Assessor's Parcel No. 07-072-260, commonly known as 225 Clubhouse Circle, Stateline, Nevada 89449, and more particularly described as follows, to wit:

Lot 26, of LAKE VILLAGE, UNIT NO. 2-A, as shown on the Official Map filed in the Office of the County Recorder of Douglas County, Nevada, on August 9, 1972, as Document No. 61076.

AND, ALSO, all of the estate, interest, homestead or other claim, as well in law as in equity, which Trustor now has or may hereafter acquire in and to said property, together with all easements and rights of way used in connection therewith or as a means of access thereto, and all water and water rights in connection therewith or share of stock evidencing such water or water rights, and all fixtures now or hereafter attached to or used in connection with the premises above described, together with all and singular the tenements, the hereditaments and the appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the said Trustee and its successors for the purpose of securing performance of that certain Performance Guaranty agreement dated MARCH 10, 2000, entered into by and between the parties hereto.

AND THIS INDENTURE FURTHER WITNESSETH:

FIRST: Trustor promises and agrees to pay when due all claims for labor performed and materials furnished for construction, alteration or repair upon the above described premises; to comply with all laws affecting said property or relating to any alterations or improvements that may be made thereon; not to commit or permit waste thereon, not to commit, suffer or permit any acts upon said property in violation of any law, covenant, condition or restriction affecting said property.

SECOND: The following covenants, Nos. 1; 3; 4 (12%); 5; 6; 7 (10%); 8, and 9 of Section 107.030, Nevada Revised Statutes, are hereby adopted and made a part of this Performance Deed of Trust.

THIRD: The Trustor will continuously maintain extended coverage, hazard and other insurance, of such type or types and amounts as the Beneficiary may from time to time require, on the improvements now or hereafter on said premises; all insurance, including the insurance above mentioned, shall be in companies approved by the Beneficiary. The Policies and renewals thereof shall be held by the Beneficiary and have attached thereto loss payable clauses in favor of and in form acceptable to the Beneficiary. In the event of loss, the Trustor will give immediate notice by mail to the Beneficiary, who may make proof of loss if not made promptly by Trustor. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Beneficiary instead of to the Trustor and the Beneficiary jointly. The insurance proceeds, or any part thereof, may be applied by the Beneficiary at his option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event of the foreclosure of this Deed of Trust or other transfer of title to said premises in extinguishment of the indebtedness secured hereby, all right, title and interest of the Trustor in and to any insurance policies then in force shall pass to the purchaser or grantee.

FOURTH: Trustor agrees that it will pay any deficiency arising from any cause after application of the proceeds of a sale held in accordance with the provisions of the covenants hereinabove adopted by reference.

FIFTH: If the premises or any part thereof be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Deed of Trust and the Note secured hereby remaining unpaid, are hereby assigned by the Trustor to the Beneficiary and shall be paid forthwith to the Beneficiary to be applied by them on account of the last maturing installments of such indebtedness.

SIXTH: Trustor will pay all reasonable costs, charges and expenses, including attorneys' fees, reasonably incurred or paid at any time by the Beneficiary because of the failure on the part of the Trustor to perform, comply with, and abide by each and every stipulation, agreement, condition and covenant of the Performance Guaranty and this Performance Deed of Trust or either of them.

SEVENTH: Trustor hereby assigns to the Trustee all rents, income, maintenance fees and other benefits to which Trustor may now or hereafter be entitled from the property described hereinabove and to be applied against the indebtedness or other sums secured hereby provided, however, that permission is hereby given to Trustors so long as no event of default has occurred hereunder to collect and use such rents, income, maintenance fees and other benefits as they become due and payable but not in advance thereof. Upon the occurrence of any such event of default, the permission hereby given to Trustor to collect such rents, income, maintenance fees and other benefits from the property described hereinabove shall automatically terminate.

EIGHTH: The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby. The Beneficiary may, without notice to or consent of Trustor, extend the time of payment of any indebtedness secured hereby to any successor in interest of the Trustor without discharging the Trustor from liability thereon.

NINTH: The rights and remedies granted hereunder or by law shall not be exclusive but shall be concurrent and cumulative.

TENTH: The benefits of the covenants, terms, conditions and agreements herein contained shall accrue to, and the obligations thereof shall bind the heirs, representatives, successors, and assigns of the parties hereto and the Beneficiary hereof. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders, and the term "Beneficiary" shall include any payee of the indebtedness hereby secured or any transferee thereof, whether by operation of law or otherwise.

ELEVENTH: This Deed of Trust is executed by Trustor and accepted by Beneficiary with the understanding and upon the express condition that if Trustor should make default in the performance to Beneficiary of any of the covenants and agreements herein set forth, then and in that event the full amount of the principal of the indebtedness secured hereby, plus interest, shall forthwith be and become wholly due and payable, notwithstanding the fact that the same would not otherwise be due according to the terms of the Promissory Note secured hereby.

TWELFTH: The trust created hereby is irrevocable by the Trustor.

THIRTEENTH: The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address set forth beneath his signature hereto, which address he hereby declares to be a part of this Performance Deed of Trust.

FOURTEENTH: This Performance Deed of Trust is subject a Deed of Trust originally in favor of PARAGON, INC., a corporation dba Paragon Financial Service, dated January 2, 1996, recorded January 2, 1996, in Book 196, at Page 2246, as Document No.


378882, Official Records of Douglas County, State of Nevada, securing a Promissory Note in the original amount of \$155,040.00, with an approximate unpaid balance of \$148,154.04, including interest at the rate of 7.25% per annum, with the beneficial interest assigned to FLEET MORTGAGE CORP., a South Carolina corporation, by instrument recorded January 12, 1996, in Book 196, at Page 2262, as Document No. 378884, Official Records of Douglas County, State of Nevada. This Performance Deed of Trust shall expire upon release of liability of Beneficiary on the Note secured by the Deed of Trust described hereinabove provided Trustor has complied with all the terms of this Performance Deed of Trust and the Performance Guaranty secured hereby. Trustee, its successor or assign, is hereby appointed the attorney-in-fact of Beneficiary for the purpose of reconveying this Performance Deed of Trust upon (1) satisfactory evidence being presented to Trustee of the reconveyance of the Deed of Trust currently in favor of FLEET MORTGAGE CORP., a South Carolina corporation, dated January 2, 1996, recorded January 2, 1996, in Book 196, at Page 2246, as Document No. 378882, Official Records of Douglas County, State of Nevada; or (b) satisfactory evidence being presented to Trustee of the novation of Beneficiary's liability upon the Note secured by the foregoing Deed of Trust; or (c) if said Deed of Trust has not been previously reconveyed, then the same shall be reconveyed upon release of liability of Beneficiary on the Note secured by said Deed of Trust described hereinabove, provided that Trustor is not then in default hereunder. Fees and costs incurred in connection with such reconveyance shall be paid by Trustor.

IN WITNESS WHEREOF, the Trustor has caused this Performance Deed of Trust to be executed the day and year first above written.

TRUSTOR:

NEVADA PLUS, INC., a Nevada corporation:

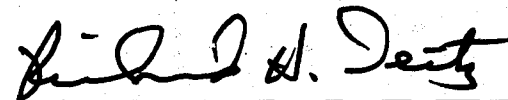
By:



R. TROY GARDNER, President and
Its Authorized Agent

BENEFICIARY:

By:

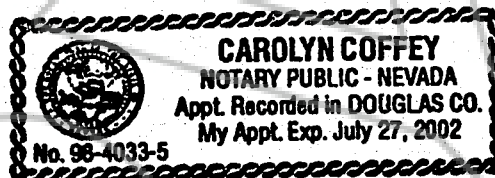


RICHARD H. DIETZ, an unmarried man

STATE OF NEVADA)
) : SS.
COUNTY OF Douglas)

On this 13 day of March, 2000, personally appeared before me, a notary public, R. TROY GARDNER, as President and authorized agent of NEVADA PLUS, INC., a Nevada corporation, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

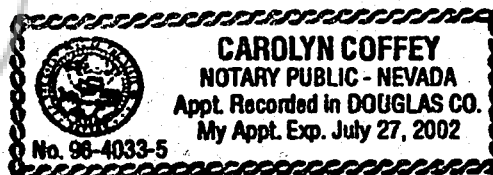
Carolyn Coffey
NOTARY PUBLIC



STATE OF NEVADA)
) : SS.
COUNTY OF Douglas)

On this 10 day of March, 2000, personally appeared before me, a notary public, RICHARD H. DIETZ, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Carolyn Coffey
NOTARY PUBLIC



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REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 MAR 14 PM 3:21

LINDA SLATER
RECORDER

\$11.00 PAID KO DEPUTY