

Recording requested by:
Michelle McKenry Webb

When recorded mail to:
Michelle McKenry Webb
4021 County Line Road
Carson City, NV 89703

APN
~~APN 21-180-23~~ 1420-34-601-006

Space above this line for recorder's use

DEED OF TRUST

THIS DEED OF TRUST is made as of the 12th day of December, 2000 by and between NEW AGE HOMES, INC., a Nevada corporation, whose address is 1561 Highway 395, Minden, Nevada 89423 ("Trustor"), First American Title Company of Nevada ("Trustee"), and MICHELLE MCKENRY WEBB ("Beneficiary");

WITNESSETH:

Trustor does hereby grant, bargain, sell and convey unto Trustee, in trust, with power of sale, all that certain real property situate in the County of Douglas, State of Nevada, and is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER WITH all easements and rights of way used in connection therewith or as a means of access thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, all water rights and the reversion and reversions, remainder and remainders, rents, issues and profits thereof (all collectively referred to as the "Property");

TO HAVE AND TO HOLD the same unto the Trustee, its successors and assigns, for the purpose of securing:

- (1) Performance of each agreement of Trustor contained in this Deed of Trust;
- (2) Payment of the indebtedness evidenced by one promissory note of even date herewith in the principal sum of \$258,918.00 to Beneficiary or order; and
- (3) Payment of all other sums with interest thereon becoming due or payable under the provisions of this Deed of Trust to either Trustee or to Beneficiary.

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Trustor further covenants and agrees as follows:

1. Trustor shall pay when due all claims for labor performed and materials furnished for any construction, alteration or repair on the Property, comply with all laws affecting the Property or relating to any alterations or improvements that may be made on it. Trustor shall not commit or permit waste on the Property and shall not commit, suffer or permit any acts upon the Property in violation of any law, covenant, condition or restriction affecting the Property. Trustor shall keep the Property in good condition and repair and shall not remove or demolish any building or other improvements on the Property. Trustor shall complete or restore promptly and in good and workmanlike manner any building or other improvements which may be constructed, damaged or destroyed on the Property.

2. Trustor shall provide, maintain and deliver to Beneficiary fire insurance with extended coverage endorsement insuring any and all improvements upon the Property in a company satisfactory to Beneficiary and to the beneficiary of any Deed of Trust having priority to this Deed of Trust. The policies shall be payable, in case of loss, to Beneficiary and to the beneficiaries of deeds of trust having priority to this Deed of Trust as their respective interests may appear. In default thereof, Beneficiary may procure such insurance and may pay and expend for premiums for such insurance such sums of money as Beneficiary may deem necessary. Such insurance shall be written with replacement cost endorsement and shall be in the amount of not less than the fair market value of the Property.

3. The following covenants, Nos. 1, 3, 4 (interest 8%), 5, 6, 7 (reasonable counsel fees), 8 and 9 of Nevada Revised Statutes 107.030 are hereby adopted and made a part of this Deed of Trust.

4. Should Trustor fail to make any payment or to do any act provided in this Deed of Trust, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: (a) make or do the same in such manner and to such extent as either may deem necessary to protect the security of this Deed of Trust, Beneficiary or Trustee being authorized to enter upon the Property for such purposes; (b) appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; (c) pay, purchase, contest or comprise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior to this Deed of Trust; and (d) in exercising any such power, pay necessary expenses, employ counsel and pay his reasonable fees.

5. Trustor shall pay all reasonable costs, charges and expenses, including attorney 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 this Deed of Trust and any promissory note or other obligation secured by this Deed of Trust.

6. Any award of damages in connection with any condemnation for public use of or injury to the Property or any part thereof is hereby assigned and shall be paid to Beneficiary. The condemnation award shall be applied by the Beneficiary to the indebtedness secured hereby in such order as the Beneficiary may determine, and when such indebtedness has been satisfied, the balance of such award shall be released to the Trustor.

7. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive the right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

8. Trustor hereby assigns to the Trustee any and all rents, issues and profits of the Property and hereby authorizes the Trustee, without waiving or affecting the right to foreclosure or any other right hereunder, to take possession of the Property, or any part thereof, and to rent the Property for the account of the Trustor and to sue for or otherwise collect said rents, issues and profits, including those past due and unpaid, and apply the same, less the cost and expenses of operation and collection, including reasonable attorney fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine at Beneficiary's sole discretion. However, Trustor reserves the license to, prior to any default by Trustor in the payment of any indebtedness secured by this Deed of Trust, or in the performance of any agreement herein or secured hereby, to collection and retain such rents, issues and profits.

9. The entering upon and taking possession of the Property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking or damage of the property, and the application or release thereof as provided above, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

10. The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of repayment of the indebtedness or any part thereof secured hereby. The Beneficiary may, without notice to or consent of Trustor, extend the time of payment or change any of the other terms and conditions of any indebtedness owed to Beneficiary by any successor in interest of the Trustor, without discharging the Trustor from any liability on any indebtedness owed by Trustor to Beneficiary or any liability or obligation of Trustor pursuant to this Deed of Trust.

11. The rights and remedies hereby granted shall not exclude any other rights or remedies granted by law, and all rights and remedies granted hereunder or permitted by law shall be concurrent and cumulative.

12. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and the note or notes secured hereby to the Trustee for cancellation and retention and upon payment of its fees, the Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust or any matters or facts therein shall be conclusive proof of the truthfulness thereof.

The grantee in such reconveyance may be described as the "person or persons legally entitled thereto."

13. It is expressly agreed that the trusts created hereby are irrevocable by the Trustor.

14. The benefits of the covenants, terms, conditions and agreements herein contained shall accrue to, and the obligations hereof 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.

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

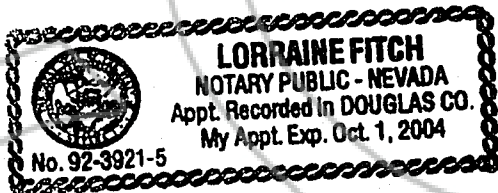
TRUSTOR
NEW AGE HOMES, INC., a Nevada corporation

By: *S. James Broman, President*
S. JAMES BROMAN, President

State of Nevada

County of Carson City

This instrument was acknowledged before me on January 24, 2001, 2000, by S. James Broman as President of New Age Homes, Inc., a Nevada corporation.



Lorraine Fitch
Notarial Officer

r No.: 96010077

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of Douglas,, described as follows:

That portion of the Northeast 1/4 of Section 34, Township 14
North, Range 20 East, M.D.B.&M., in the County of Douglas, State
of Nevada, being more particularly described as follows:

Beginning at the Southeast corner of Parcel 15 as said parcel is
shown per Land Division Map for KENNETH E. BRAMWELL in Document
No. 74022 of the Official Records of said Douglas County;
thence South 89 degrees 56'47" West, 363.00 feet; thence North 0
degree 03'55" West, 360.50 feet, thence North 89 degrees 56'47"
East, 363.00 feet; thence South 0 degree 03'55" East, 360.50
feet to the Point of Beginning.

Reference is made to Record of Survey recorded October 4, 1993,
in Book 1093, Page 243, as Document No. 317312.

Assessors Parcel No. 21-180-23 NEW 1420-34-601-008

REQUESTED BY
Marshall Hill et al's
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 JAN 31 AM 11:24

LINDA SLATER
RECORDER

\$11⁰⁰ PAID *KJ* DEPUTY

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