

A.P.N. 0923-08-000-002
ESCROW NO. 22101008

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 2nd day of January, 2003, between, NATHAN R. LEE, herein called TRUSTOR, whose address is P.O. Box 8465 So. Lake Tahoe, CA 96158-1465, and MARQUIS TITLE & ESCROW INC., a Nevada Corporation, herein called TRUSTEE, and MATTHEW DAVID INGRAM, as his sole and separate property and CHRISTOPHER GENE INGRAM, as his sole and separate property, in equal shares, as Tenants in Common, herein called BENEFICIARY.

WITNESSETH: That Trustor irrevocable grants, transfers and assigns to Trustee in trust, with power of sale, that property in Douglas County, State of Nevada, being Assessment Parcel No. 0923-08-000-002, more specifically described as follows:

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

The Northwest 1/4 of the Northeast 1/4 of Section 8, Township 9 North, Range 23 East, M.D.B. & M.

In the event Trustors sell, convey or alienate the property described in this Deed of Trust securing Note, or contracts to sell, convey or alienate; or is divested of title or interest in any other manner, whether voluntarily or involuntarily without 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 in Note.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.


For the purpose of securing (1) payment of the sum of \$ 11,250.00***** 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 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, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorder in the State of Nevada, in the book and at the page thereof, or under the document file number, noted below opposite the name of such county, namely:

| COUNTY | BOOK | PAGE | DOC NO. | COUNTY | BOOK | PAGE | DOC NO. |
|-------------|------------------|------|-----------|------------|----------------|------|---------|
| Carson City | Off. Rec. | | 000-52876 | Lincoln | 73 Off. Rec. | 248 | 86043 |
| Churchill | Off. Rec. | | 224333 | Lyon | Off. Rec. | | 0104086 |
| Clark | 861226 Off. Rec. | | 00857 | Mineral | 112 Off. Rec. | 352 | 078762 |
| Douglas | 1286 Off. Rec. | 2432 | 147018 | Nye | 558 Off. Rec. | 075 | 173588 |
| Elko | 545 Off. Rec. | 316 | 223111 | Pershing | 187 Off. Rec. | 179 | 151646 |
| Esmeralda | 110 Off. Rec. | 244 | 109321 | Storey | 055 Off. Rec. | 555 | 58904 |
| Eureka | 153 Off. Rec. | 187 | 106692 | Washoe | 2464 Off. Rec. | 0571 | 1126264 |
| Humboldt | 223 Off. Rec. | 781 | 266200 | White Pine | 104 Off. Rec. | 531 | 241215 |
| Lander | 279 Off. Rec. | 034 | 137077 | | | | |

shall inure to and bind the parties hereto with respect to the property above described. Said agreement, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount. The Beneficiary or the collection agent appointed by him may charge a fee of not to exceed \$15.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

The undersigned Trustor requests that a copy of any notice of default and any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.



NATHAN R. LEE

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STATE OF Nevada

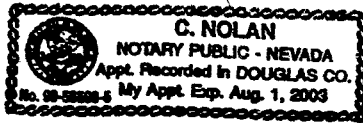
COUNTY OF Douglas

WHEN RECORDED MAIL TO:
INGRAM, Christopher Gene
1141 Sageberry Court
Reno, NV 89509

On January 14, 2003

personally appeared before me, a Notary Public
NATHAN R. LEE
who acknowledged that he executed the above
instrument


Notary Public



COOPY

REQUESTED BY
MARQUIS TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 JAN 23 PM 2: 52

WILNER CHRISTEN
RECORDER

\$ 15.⁰⁰ PAID 149 DEPUTY

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