

A.P.N.: 1420-34-510-004
ESCROW NO.: 23101161

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 27th day of May, 2003, between NEAL SPROTT and DEBORAH SPROTT, husband and wife, herein called TRUSTORS, whose address is P.O. Box 2365 Gardnerville, NV 89410, and

MARQUIS TITLE & ESCROW INC., a Nevada Corporation, herein called TRUSTEE, and

HARLEY J. PINNEY and THERESA C. PINNEY, CO-TRUSTEES OF THE PINNEY FAMILY 1995 TRUST DATED JANUARY 31, 1995, 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. **1420-34-510-004**, more specifically described as follows:

Lot 41, in Block 1, as set forth on the Final Subdivision Map LDA# 01-069 for BRAMWELL HOMESTEAD, filed for record in the office of the Douglas County Recorder on August 12, 2002, in Book 0802, at Page 3324, as Document No. 0549307, of Official Records.

DUE ON SALE PROVISION:

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.

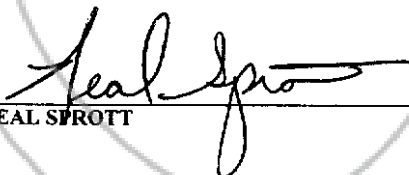
For the purpose of securing (1) payment of the sum of **\$250,000.00****** with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement 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 evidence 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.		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.


NEAL SPROTT


DEBORAH SPROTT

0578910

BK0603PG01948

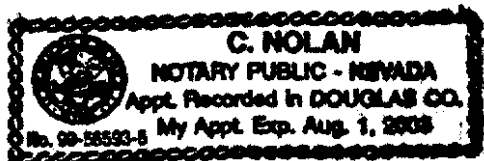
STATE OF NEVADA
COUNTY OF DOUGLAS

On June 4, 2003
personally appeared before me, a Notary Public

NEAL SPROTT AND DEBORAH SPROTT

who acknowledged that they executed the above instrument.

C. Nolan
Notary Public



WHEN RECORDED MAIL TO:
Marquis Title & Escrow Inc.-IC Dept.
1520 US Hwy 395 N.
Gardnerville, NV 89410

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

2003 JUN -5 AM 9:09

WERNER CHRISTEN
RECORDER

\$ ⁰⁰15 PAID KV DEPUTY

0578910

BK0603PG01949

A.P.N.: 1420-34-510-004
ESCROW NO.: 23101161

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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 \$250,000.00**** 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 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 evidence 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:

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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.


NEAL SPROTT


DEBORAH SPROTT

0578910

BK 0603 PG 01948

STATE OF NEVADA

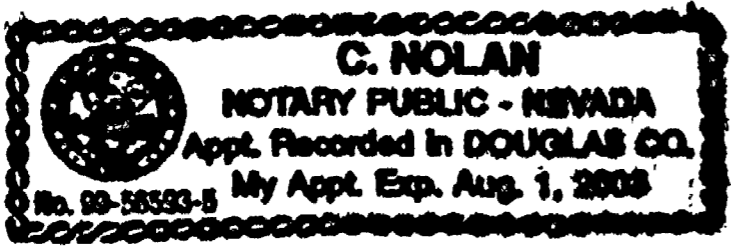
COUNTY OF DOUGLAS

On June 4, 2003
personally appeared before me, a Notary Public

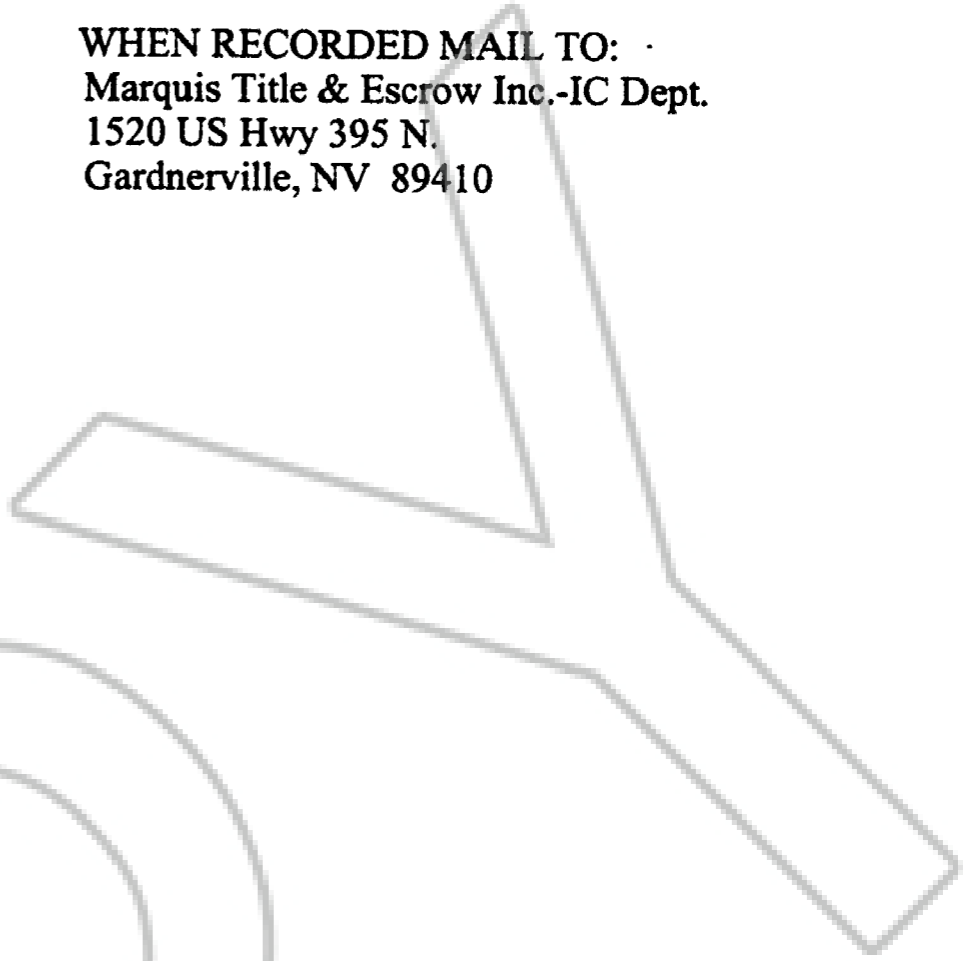
NEAL SPROTT AND DEBORAH SPROTT

who acknowledged that they executed the above instrument.

C. Nolan
Notary Public



WHEN RECORDED MAIL TO:
Marquis Title & Escrow Inc.-IC Dept.
1520 US Hwy 395 N.
Gardnerville, NV 89410



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

2003 JUN -5 AM 9:09

WERNER CHIKISTEN
RECORDER

\$ 15.00 PAID KV DEPUTY

0578910

BK0603PG01949

