

Lincoln County

8111-74-CG

THIS DEED OF TRUST, made this 17th day of November, 19 81,  
between GARLAND W. BALLENTINE and JANICE R. BALLENTINE,  
husband and wife as joint tenants

\_\_\_\_\_ herein called GRANTOR or TRUSTOR,  
whose mailing address is \_\_\_\_\_

**HERITAGE TITLE AND ESCROW, a NEVADA corporation, herein called Trustee, and**  
ROBERT S. SCHOPPMANN and REBA SCHOPPMANN,  
husband and wife as joint tenants \_\_\_\_\_ herein called BENEFICIARY.

WITNESSETH THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS,  
and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even  
date herewith, executed and delivered therefor by Trustor;

NOW THEREFORE for the purpose of securing each agreement of the Trustor herein contained including payment of the said promissory note  
and of any money with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for  
the purpose of securing payment of such additional sums as may hereafter be advanced for the account of Trustor by Beneficiary with interest thereon,  
TRUSTOR irrevocably GRANTS AND TRANSFERS TO TRUSTEE IN TRUST WITH POWER OF SALE, all that property in LINCOLN County,  
Nevada, described as:

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERewith AND BY REFERENCE HEREBY MADE A PART  
HEREOF.

The Note secured by this Deed of Trust is given as part of the Purchase Price for the above  
described property.

It is hereby expressly understood and agreed that this Deed of Trust and the Promissory Note  
secured hereby shall become due and payable forthwith at the option of the Beneficiary if the  
Trustor shall convey away the above described premises or if the title thereto shall become  
vested in any other person or persons in any manner whatsoever.

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a  
company or otherwise, and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues and profits of said realty, reserving the right to collect and use the same except during continuance  
of some default hereunder and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name  
of any party hereto

TO HAVE AND TO HOLD said property upon and subject to the trusts and agreements herein set forth and incorporated herein by reference. The following  
covenants, Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9 of NRS 107.030 are hereby adopted and made a part of this deed of trust, EXCEPT ONLY that the amounts agreed upon  
by the parties to this instrument with respect to covenants Nos. 4 and 7 incorporated by reference of such trusts and agreements is respectively as follows:  
Covenant No. 2, \$ \_\_\_\_\_; Covenant No. 4, \_\_\_\_\_; Covenant No. 7, \_\_\_\_\_. Such provisions so incorporated shall  
have the same force and effect as though specifically set forth and incorporated verbatim in this deed of trust.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and any notice of sale hereunder be mailed to him at the address hereinbefore  
set forth.

IN WITNESS WHEREOF, Grantor has executed this instrument.

Signature of Trustor:

*Garland W. Ballentine*  
GARLAND W. BALLENTINE

*Janice R. Ballentine*  
JANICE R. BALLENTINE

STATE OF NEVADA,  
COUNTY OF CLARK } ss.  
On this 20th day of November, 19 81

personally appeared before me, a Notary Public in and for said  
County, GARLAND W. BALLENTINE  
and JANICE R. BALLENTINE

known to me to be the person described in, and who executed the foregoing  
instrument, who acknowledged to me that they executed the same freely  
and voluntarily and for the uses and purposes herein mentioned.

WITNESS my hand and official seal.  
*Robynette Troutman*  
Notary Public in and for said County and State.

(If executed by a corporation, the corporation form of acknowledgment must  
be used.)  
NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
Robynette Troutman  
My Appointment Expires July 21, 1985

Order No 8111-74-CG When Recorded, Mail to  
HERITAGE TITLE & ESCROW, 820 Rancho Lane,  
Suite 820, Las Vegas, Nevada 89106

No. 74257  
FILED AND RECORDED AT REQUEST OF  
HERITAGE TITLE & ESCROW  
DEC. 18, 1981  
AT 30 MINUTES PAST 1 O'CLOCK  
P.M. IN BOOK 48 OF OFFICIAL  
RECORDS, PAGE 73 LINCOLN  
COUNTY, NEVADA.  
Recorder's Stamp  
*Janice R. Ballentine*  
COUNTY RECORDER  
DEC 18 1981  
48 PAGE 73

EXHIBIT "A"

That certain parcel of land situate in Pahranagat Valley, County of Lincoln, State of Nevada, and bounded and described as follows, to-wit:

Commencing at the Southwest corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 5, Township 7 South, Range 61 East MDB&M, thence running due east along the South line of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$  a distance of 910 Ft. more or less to the West line of Main Street at the Northeast corner of Lot 1, Block 46, Alamo townsite on file in the Office of the County Recorder of said Lincoln County; running thence North 1 23' West along the West side of said Main Street and the projection thereof a distance of 685 Ft., thence South 88 37' West a distance of 300 Ft. to the true point of beginning; thence North 1 23' West a distance of 220.67 Ft., thence due West a distance of 100 Ft., thence South 1 23' East a distance of 222.56 Ft., thence North 88 37' East a distance of 100 Ft. to the point of beginning.

Together with a non-exclusive easement 45 Ft. wide for a roadway and utilities, the center line of which is described as follows: Commencing at a point in the West line of said Main Street and the projection thereof a distance of 662.50 Ft. bearing North 1 23' West from said Northeast corner of Lot 1, Block 46; running thence South 88 37' West a distance of 400 Ft. to the point of ending.