

A.P.N.: 013-030-35
File No: 116-2454923 (SC)

When Recorded Return To:
William Dale Rumel and Margaret S. Rumel
PO Box 711
Caliente, NV 89008



DEED OF TRUST WITH ASSIGNMENTS OF RENTS

THIS DEED OF TRUST, made October 1, 2013, between **Miranda Hart, TRUSTOR**, whose address is **4868 Longacres Lane, Caliente, NV 89008, First American Title Insurance Company Lenders Advantage, TRUSTEE**, and **William Dale Rumel and Margaret Sharon Rumel, husband and wife as joint tenants with right of survivorship, BENEFICIARY**, whose address is **PO Box 711, Caliente, NV 89008**.

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of **Lincoln**, State of **Nevada**, described as:

PARCEL 6 OF PARCEL MAP FOR PAUL V. LONG & PATRICIA M. LIVRERI RECORDED APRIL 29, 1999 IN PLAT BOOK B, PAGE 210 AS FILE NO. 112672, FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

DUE ON SALE

"If the trustor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the Beneficiary being first had and obtained, Beneficiary shall have the right, at their option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any Note evidencing the same, immediately due and payable in full."

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, and profits.

For the purposes of securing (1) payment of the sum of **One hundred twenty four thousand nine hundred** dollars (**\$124,900.00**) with interest thereon according to the terms of the promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewal 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

