



CCT-75047

APN: ~~003-054-05~~ 003-054-05
APN: ~~003-054-06~~ 003-054-06 DR

WHEN RECORDED MAIL TO:

Errol Maranville and Joanne Maranville
c/o US Loan Servicing
9670 W. Tropicana Ave. #100
Las Vegas, NV 89147

MAILING ADDRESS:

Errol Maranville and Joanne Maranville
P.O. Box 45069
Tacoma, WA 98448

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 5th day of February, 2015, between Howard Wayne Sprague and Barbara Jean Sprague, husband and wife, as joint tenants, herein called TRUSTOR, whose address is 44 Lincoln St., Caliente, NV 89008 NETCO TITLE, herein called TRUSTEE, and Errol Maranville and Joanne Maranville, husband and wife as community property with rights of survivorship, herein called BENEFICIARY. Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Lincoln County, Nevada, described as:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

IMPOUNDS: "In addition to the monthly principal and interest payment of \$510.82, buyer shall pay 1/12th annual taxes and 1/12th fire insurance premium. Said impound payment shall be adjusted to reflect any increase or decrease in the taxes and/or insurance. Adjustment shall be made by written notice for beneficiary to trustor.

Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging or in anywise appertaining.

TOGETHER WITH the rents, issues and profits thereof, 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.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and

any extension of renewal thereof, in the principal sum of \$35,372.63 executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.

To Protect the Security of This Deed of Trust. Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at



the page, or Document No. of Official Records in the Office of the County Recorder of the County where said property is located, noted below opposite the name of such County. Viz:

COUNTY	DOCUMENT NO.	BOOK	PAGE
Clark	413987	514	
Churchill	104132	34 mrgs.	591
Douglas	24495	22	415
Elko	14831	43	343
Esmeralda	26291	3H deeds	138-141
Eureka	39602	3	283
Humboldt	116986	3	83
Lander	41172	3	758
Lincoln	41292	0 mtgs.	467
Washoe	407205	734	221
Lyon	88486	41 mtgs.	449
Mineral	76648	16 mtgs.	534-537
Nye	47157	67	163
Ormsby	72637	19	102
Pershing	57488	28	58
Storey	28573	R mtgs.	112
White Pines	128126	261	341-344

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length: that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$as required and with respect to attorneys' fees provided for by covenant 7 the percentage shall be as required%.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notices of Sale hereunder be mailed to him at his address hereinbefore set forth.

Howard Wayne Sprague

Howard Wayne Sprague

Barbara Jean Sprague

Barbara Jean Sprague

STATE OF NEVADA)

COUNTY OF *Clark*)

On February 20, 2011 (date) personally appeared before me, a Notary Public (or judge or other authorized person, as the case may be,) Howard Wayne Sprague and Barbara Jean Sprague personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that they executed the instrument.

Geraldine M. Barry

Notary Signature

(Notary Seal)

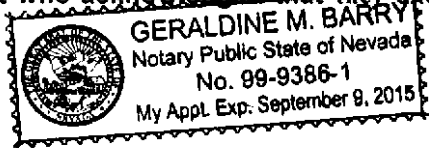




EXHIBIT "A" LEGAL DESCRIPTION

File No.: 75047

Situate in the City of Caliente, County of Lincoln, State of Nevada, and bounded and described as follows, to-wit:

That portion of the Northwest (NW) corner of the Northeast Quarter (NE1/4) of Section 8, Township 4 South, Range 67 East, M.D.M. more particularly described as follows:

Parcels 1 and 2 as designated in the Parcel Map for Stanley L. and Charlotte M. Wallis, recorded December 19, 2006 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 158 as File No. 125662 Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 003-054-05
003-054-06