

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00

Page 1 of 5

RPT:

Recorded By: AE

Book- 293 Page- 0509



0146975

APN# 005-221-07 and 005-221-08

File # 2475332-cdz

Recording Requested By:

Name: First American Title Company

Address: 8963 S. Eastern, #190

City/State/Zip: Las Vegas, NV 89123

When Recorded Return To: Mail Tax Statements To:

Name: IZA Ranch, LLC

Address: 9101 W. Alta, #805

City/State/Zip: Las Vegas, NV 89145

Deed of Trust with Assignment of Rents
(Title On Document)

add both APN's 005-221-07 and 005-221-08

(Reason for Re-Record)

This page added to provide additional information required by
NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.



CERTIFICATION OF COPY

State of Nevada }
County of Lincoln } SS.

I, Leslie Boucher, the duly elected, qualified and acting County Recorder of Lincoln County, in the State of Nevada, do hereby certify that the foregoing is a true, full and correct copy of the original Deed of Trust with Assignments of Rents now on file in this office,
in Book 292 of Official Records Page 398-400
as Document Number 0146730

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of my office, in Pioche, Nevada, on Friday, March 13, 2015 at 10:41 AM

Leslie Boucher

Leslie Boucher Recorder



Amy Elmer Deputy Recorder

Heather Boyce Deputy Recorder



0146975

Book 292 Page 511 03/13/2015 Page 3 of 3

DOC # 0146730

01/21/2015 03:44 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: Recorded By: LB
Book- 292 Page- 0398

A.P.N.: 005-221-07
File No: 179-2475332 (CDZ)

When Recorded Return To:
Clifford S Lewis and Susan E Lewis
HC 74 Box 280
Pioche, NV 89043



DEED OF TRUST WITH ASSIGNMENTS OF RENTS

THIS DEED OF TRUST, made December 19, 2014, between **JZA Ranch, LLC, TRUSTOR**, whose address is **9101 W. Alta #805, Las Vegas, NV 89145, First American Title Insurance Company, TRUSTEE**, and **Clifford S Lewis and Susan E Lewis, husband and wife as joint tenants, BENEFICIARY**, whose address is **HC 74 Box 280, Pioche, NV 89043**.

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

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 67 EAST, M.D.M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, LINCOLN COUNTY, NEVADA.

SAID LAND ALSO KNOWN AS PARCEL ONE (1) OF THAT CERTAIN PARCEL MAP RECORDED JULY 20, 1981 IN BOOK "1A" OF PLATS, PAGE 178 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

AND ALSO KNOWN AS PARCELS 1 AND 2 OF THAT CERTAIN PARCEL MAP RECORDED AUGUST 8, 1983 IN BOOK A OF PLATS, PAGE 208 IN THE OFFICE OF THE COUNTY RECORDER OF 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 **Sixty seven thousand seventy four dollars (\$67,074.00)** with interest thereon according to the terms of the promissory note or



For the purposes of securing (1) payment of the sum of **Sixty seven thousand seventy four** dollars (**\$67,074.00**) 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 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 on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

<u>County</u>	<u>Book</u>	<u>Page</u>	<u>Doc. No.</u>		<u>County</u>	<u>Book</u>	<u>Page</u>	<u>Doc. No.</u>
Churchill	39 Mortgages	363	115384		Lincoln			45902
Clark	850 Off. Rec.		682747		Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050		Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747		Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922		Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941		Pershing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075		Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782		Washoe	300 Off. Rec.	517	107192
					White Pine	295 R.E. Records	258	

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed below) 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 undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

Dated: **December 19, 2014**

JZA Ranch, LLC

By: Matthew Aaron, Authorized Signor



STATE OF NW)
)
COUNTY OF CLARK)
)
:ss.

This instrument was acknowledged before me on this:
09 day of 01, 2015th

By: **Clifford S Lewis and Susan E Lewis, husband and wife as joint tenants**

By: ~~Matthew Aann~~ / Its: _____

Notary Public
(My commission expires: 2-26-17)



Teresa Mendoza
2/26/17
05-1000-49-1

