

Official Record

Recording requested By
NELSON CHRISTENSEN HOLLINGWORTH & WLincoln County - NV
Leslie Boucher - RecorderFee: \$16.00 Page 1 of 3
RPTT: Recorded By: AE
Book- 305 Page- 0260

A.P.Ns.: 008-
291-41 and
008-291-42

When Recorded Return To:
Kings Row LLC
1761 North Country Springs Circle
Bountiful, UT 84010

**DEED OF TRUST WITH ASSIGNMENTS OF RENTS**

THIS DEED OF TRUST, made effective August 1, 2016, between **Grassy Knoll Development, LLC, TRUSTOR**, whose address is 1761 North Country Springs Circle, Bountiful UT 84010, **First American Title Insurance Company, TRUSTEE**, and **Kings Row LLC**, a Utah limited liability company, **BENEFICIARY**, whose address is 1761 North Country Springs Circle, Bountiful UT 84010.

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

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 **Four Million Dollars (\$4,000,000.00)** with interest thereon according to the terms of the Promissory Note and 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 its successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

Trustor hereby acknowledges that it is in the best interest of the Trustor to pledge the property referenced herein and Trustor acknowledges it has received adequate consideration for such pledge.

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:



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Deed of Trust - continued

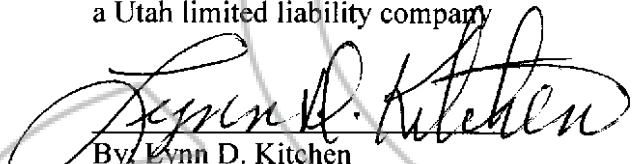
<u>County</u>	<u>Book</u>	<u>Page</u>	<u>Doc. No.</u>		<u>County</u>	<u>Book</u>	<u>Page</u>	<u>Doc. No.</u>
Churchill	39 Mortgages	363	115384		Lincoln			45902
Clark	850 Off. Rec.		682747		Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050		Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	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 it at the address above set forth.

IN WITNESS WHEREOF, Trustor has executed this document made effective the 1st day of August, 2016.

GRASSY KNOLL DEVELOPMENT, LLC
a Utah limited liability company


By: Lynn D. Kitchen
Its: Manager

STATE OF Utah)
)
) :ss.
COUNTY OF SALT LAKE)

This instrument was acknowledged before me on the 22nd day of July, 2016 By Lynn D. Kitchen.




Notary Public



A.P.N.: 008-291-41 and 008-291-42

Deed of Trust - continued

Exhibit A
Property Description

Parcels Nos. 1 and 2, as shown on Merger and Resubdivision Map of APNs 008-291-22, 008-261-25, & 008-291-26, filed in the Office of the County Recorder of Lincoln County on March 13, 2014, in Book D, Page 0115 of Plats as Doc # 0145178, located in a portion of the N/E ¼ of Section 21, Township 7 South, Range 61 East, M. D. B. &M.

