

LINCOLN COUNTY, NV

**2019-156868**

\$35.00

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**08/16/2019 11:36 AM**

FIRST AMERICAN TITLE PASEO VERDE

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OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-030-90  
File No: 116-2570374 (KM)

When Recorded Return To:  
Nevada Land and Ranches LLC  
617 Edgebrook Drive  
Las Vegas, NV 89145

A.P.N.: **013-030-90**

## **DEED OF TRUST WITH ASSIGNMENTS OF RENTS**

THIS DEED OF TRUST, made August 3, 2019, between **Kim Simon and Marc J. Simon, wife and husband as joint tenants, TRUSTOR**, whose address is **9780 Wittig Avenue, Las Vegas, NV 89149, First American Title Insurance Company, TRUSTEE**, and **Nevada Land and Ranches, LLC, a Nevada limited liability company, BENEFICIARY**, whose address is **617 Edgebrook Drive, Las Vegas, NV 89145**.

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 1 OF SUBSEQUENT PARCEL MAP FOR NEVADA LAND & RANCHES, LLC RECORDED JUNE 17, 2019, AS FILE NO. 2019-156613, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.**

**EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO THE COUNTY OF LINCOLN IN A DOCUMENT RECORDED AUGUST 13, 2003 IN BOOK 176, PAGE 317 OF OFFICIAL RECORDS AS INSTRUMENT NO. 120716 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

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 **Thirty five thousand nine hundred twenty** dollars (**\$35,920.00**) 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



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Deed of Trust - continued

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(My commission expires: *Aug 15, 2023*)

COPY