LINCOLN COUNTY, NV

2019-156868

\$35.00 Rec:\$35.00

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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 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:

County	<u>Book</u>	<u>Page</u>	Doc. No	<u>.</u> 11	County	<u>Book</u>	Page	Doc. No.
Churchill	39 Mortgages	363	115384	П	Lincoln			45902
Clark	850 Off. Rec.		682747	11	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050	Ш	Mineral	11 Off, Rec.	129	89073
Elko	92 Off. Rec.	652	35747	Ш	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	11.7	Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941	\mathcal{N}	Pershing	11 Off, Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	/11	Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782	< ii ∶	Washoe	300 Off. Rec.	517	107192
				7	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: August 03, 2019 #Print Dute	
Kni Simon	Mun O-
Kim Simon	Marc J. Simon

STATE OF Nevada) :ss.
COUNTY OF Clark)

This instrument was acknowledged before me on Hugust 15.7019

Kim Simon and Marc J. Simon

Notary Public

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Tereditu Barcelus Exp Ang. 15. 2023 (My commission expires: Avg 15. 2023



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