

LINCOLN COUNTY, NV

2019-157658

\$35.00

12/03/2019 01:31 PM

Rec:\$35.00

FA NV DIRECT TITLE

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-190-21
File No: 116-2576785 (KM)

When Recorded Return To:
Nevada Land and Ranches, LLC
c/o Pinefield Financial Services, Inc.
277 Locust Street, Suite A
Dover, NH 03820

A.P.N.: 013-190-21

DEED OF TRUST WITH ASSIGNMENTS OF RENTS

THIS DEED OF TRUST, made November 2, 2019, between **Mario G. Saturnino and Shirley C. Saturnino, husband and wife as joint tenants, TRUSTOR**, whose address is **2737 Snug Harbor Circle, Anchorage, AK 99507, 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 3 OF PARCEL MAP FOR GLENN P. MATNEY RECORDED IN BOOK D OF PLATS, PAGE 55, AS FILE NO. 141050, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.

EXCEPTING THEREFROM THAT PORTION 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 **Eighteen thousand three hundred twenty** dollars (**\$18,320.00**) 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

