

LINCOLN COUNTY, NV

2023-163784

\$37.00

Rec:\$37.00

03/06/2023 02:28 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN NO.: 002-102-13

RECORDING REQUESTED BY:
TITLE DEEDS & NEEDS, LLC

WHEN RECORDED MAIL TO:

Harold M. & Susan G. Austgen Revocable
Living Trust
P.O. BOX 284
PANACA, NV 89042

MAIL TAX STATEMENTS TO:

JOHN & TERRILYN HEATH
P.O. BOX 925

ESCROW NO.: 23-183

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 1st day of March 2023 between **JOHN HEATH AND/OR TERRILYN HEATH, HUSBAND AND WIFE AS JOINT TENANTS, TRUSTOR**, whose address is P.O. Box 925, Panaca, NV 89042, and Cow County Title Company, TRUSTEE and **Harold M. Austgen and Susan G. Austgen, Trustees of the Harold M. & Susan G. Austgen Revocable Living Trust OF July 25, 1997,**

BENEFICIARY, WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of LINCOLN, State of NEVADA described as:

Lot 46 in SUN GOLD MANOR UNIT NO. 1, according to the Official Subdivision Map recorded September 30, 1952 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 63, as File No. 27842, Lincoln County, Nevada Records.

DUE ON SALE:

If the trustor shall sell, convey, or alienate the herein described 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, without having first obtained beneficiary's written consent to do so, the entire balance of the Note secured hereby shall at the option of the holder thereof, and without demand or notice immediately become all due and payable.

SPECIAL PROVISION:

In the event that both Beneficiaries herein, Harold M. Austgen and Susan G. Austgen, should pass away, the Trustors herein, John Heath and Terrilyn Heath have a maximum of one year from the date of last death to refinance and pay off subject loan under the condition that current interest rates at the time are below ten percent (10%).

Together with the rents, issues, and profits thereof, subject, however, to the right, power and authority herein after given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of the sum of \$375,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals 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	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
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.	249	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

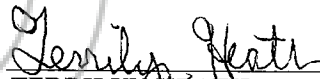
shall inure to and bind the parties hereto, with respect to the property above described. Said agreement, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may change for a statement regarding the obligations secured hereby, provided the charge therefore 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.

Signature of Trustor:



 JOHN HEATH



 TERRILYN HEATH

STATE OF NEVADA
 COUNTY OF LINCOLN

} SS:

This instrument was acknowledged before me on March 2, 2023, by JOHN HEATH AND TERRILYN HEATH.



 Notary Public

My commission expires: 6/27/2025



EXHIBIT "A"

Lot 46 in SUN GOLD MANOR UNIT NO. 1, according to the Official Subdivision Map recorded September 30, 1952 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 63, as File No. 27842, Lincoln County, Nevada Records.

