

LINCOLN COUNTY, NV

2023-164219

\$37.00

Rec:\$37.00

04/17/2023 03:50 PM

HUTCHISON & STEFFEN, LLC

Pgs=4 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 001-101-22; 001-102-14

MAIL TAX BILL TO AND
WHEN RECORDED RETURN TO:

Friends of Gem Theater
c/o Melissa R. Clary
P.O. Box 98
Pioche, NV 89043

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 11th day of April, 2023, between FRIENDS OF GEM THEATER, a Nevada non-profit corporation, herein called TRUSTOR, whose address is P.O. Box 98, Pioche, NV 89043, MELISSA R. CLARY, herein called TRUSTEE whose address is 1431 Sweeney Ave., Las Vegas, NV 89104, and MELISSA R. CLARY, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Lincoln County, Nevada, described as:

See Exhibit A

TOGETHER WITH ALL APPURTENANCES in which Trustor has any interest, including water rights benefiting said realty, represented by shares of a company or otherwise; and,

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same, except during continuance of some default hereunder, and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the indebtedness evidenced by one (1) Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of Forty-Nine Thousand Dollars (\$49,000.00), executed by Trustor in favor of Beneficiary, or order. (3) Payment of such additional sums as may

hereafter be advanced for the account of Trustor or assigns by Beneficiary with interest thereon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution of this Deed of Trust, that provisions numbered (1) to (16) inclusive of the Master Form Deed of Trust, recorded on the 1st day of November, AD, 1967, in Book 832 as Document No. 668675, of Official records in the Office of the County Recorder of Clark County, Nevada, and recorded on March 23, 1972 as Document No. 32065, Book 156, page 130 in the Office of the Nye County Recorder, Nye County, Nevada are each and all hereby incorporated herein by reference and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$500,000, and with respect to attorneys' fees provided for by covenant 7 the percentage shall be reasonable.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to her at her address hereinbefore set forth.


FRIENDS OF GEM THEATER

By: 
MELISSA R. CLARY, President

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

On this 11th day of April, 2023, personally appeared before me, a Notary Public, MELISSA R. CLARY, who acknowledged that she, in her capacity of President, executed the above instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC in and for said County and State.

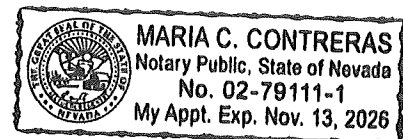


EXHIBIT A

COPY

**Parcel 001-101-22,
Commonly known as The Gem Theater
648 Main Street, Pioche Nevada 89043**

That portion of Section 22, Township 1 North, Range 67 East, M.D.B&M, further described as follows: The North 12 1/2 feet of lot Four (4) and all of Lot Five (5) including a triangular lot in the rear of said Lots Four and Five in Block 18 in the Town of Pioche, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39, and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of plats pages 55, 56, 57, Lincoln County, Nevada Records.

**Parcel 001-102-14
Commonly known as 636 Cornwall Rd, Pioche, Nevada 89043**

That portion of Section 22, Township 1 North, Range 67 East, M.D.B&M, further described as follows: The North 10 feet of Lot Forty-Three (43) and all of Lots Forty-Four (44), Forty-Five (45), Forty-Six (46), Forty-Seven (47), Forty Eight (48), Forty-Nine (49), Fifty (50), Fifty-One (51), and Fifty-Two in Block 20 in the Town of Pioche, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County Nevada in Book A of Plats, pages 37, 38, and 39: and further delineated by the Survey maps compiled August 28, 1947 and filed in Book A of Plats pages 55, 56 and 57, Lincoln County Nevada records.