



609 Piche
CARSON CITY, NV
89701

Declaration of Trust

WHEREAS, WE, Robert I. Hall Sr. and Tishia A. Hall, of the City of Carson, County of Carson, State of Nevada, are the holders of a mortgage, first trust deed or real estate sales contract on certain real property located at (and known as) 108 Hawthorne Way in the City/Town of Douglas County, State of Nevada, which property is described more fully in such mortgage, first trust deed or real estate sales contract as "that certain piece or parcel of land with any buildings thereon standing, located in said Douglas County, being

For description of the premises, see Exhibit "A" attached hereto.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby acknowledge and declare that we hold and will hold said mortgage, first trust deed or real estate sales contract and all our right, title and interest in and to said mortgage, first trust deed or real estate sales contract IN TRUST

1. For the use and benefit of the following Two (2) persons, in equal shares, or the survivor of them/

- Robert I. Hall Jr. - Son
- Jennette Hall Daughter - in - law

If because of our physical or mental incapacity certified in writing by a physician, the Successor Trustee hereinafter named shall assume active administration of this trust during our lifetime, such Successor Trustee shall be fully authorized to pay to us or disburse on our behalf such sums from income or principal as appear necessary or desirable for our comfort or welfare. Upon the death of the survivor of us, unless all of the beneficiaries shall predecease us or unless we all shall die as a result of a common accident, our Successor Trustee is hereby directed forthwith to transfer the trust property and all right, title and interest in and to said property unto the beneficiaries absolutely and hereby terminate this trust; provided, however, that if any beneficiary hereunder shall not have attained the age of 21 years, the Successor Trustee shall hold such beneficiary's share of the trust assets in continuing trust until such beneficiary shall have attained the age of 21 years. During such period of continuing trust the Successor Trustee, in his absolute discretion, may retain the specific trust property herein described if he believes it in the best interest of the beneficiary so to do, or he may sell or otherwise dispose of such specific trust property, investing and reinvesting the proceeds as he may deem appropriate. Prior to the date upon which such beneficiary attains the age of 21 years, the

Successor Trustee may apply or expend any or all of the income or principal directly for the maintenance, education and support of the beneficiary without the intervention of any guardian and without application to any court. Such payments of income or principal may be made to the parents of such beneficiary or to the person with whom the beneficiary is living without any liability upon the Successor Trustee to see to the application thereof. If such beneficiary survives us but dies before attaining the age of 21 years, at his or her death the Successor Trustee shall transfer, pay over and deliver the trust property being held for such beneficiary to such beneficiary's personal representative, absolutely.

2. Each beneficiary hereunder shall be liable for his proportionate share of any taxes levied upon the total taxable estate of the survivor of us by reason of the death of such survivor.

3. All interests of a beneficiary hereunder shall be inalienable and free from anticipation, assignment, attachment, pledge or control by creditors or a present or former spouse of such beneficiary in any proceedings at law or in equity.

4. We reserve unto ourselves the power and right to collect any interest or payments constituting amortization which may accrue from the trust property and to pay them to ourselves as individuals. We shall be exclusively entitled to all such income accruing from the trust property during our lifetime, and no beneficiary named herein shall have any claim upon any such income distributed to us.

5. We reserve unto ourselves the power and right at any time during our lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of the beneficiaries and without giving notice to the beneficiaries. The transfer of the trust property by us to another person shall constitute a revocation of this trust.

6. The death during our lifetime, or in a common accident or disaster with us, of all of the beneficiaries designated hereunder shall revoke such designation, and in the former event, we reserve the right to designate a new beneficiary. Should we for any reason fail to designate such new beneficiary, this trust shall terminate upon the death of the survivor of us and the trust property shall revert to the estate of such survivor.

7. In the event of the physical or mental incapacity or death of one of us, the survivor shall continue as sole Trustee. In the event of the physical or mental incapacity or death of the survivor, or if we both shall die in a common accident or disaster, we hereby nominate and appoint as Successor Trustee the beneficiary named first above unless such beneficiary shall not have attained the age of 21 years or is otherwise legally incapacitated, in which event we nominate and appoint as Successor Trustee the beneficiary whose name appears second above. If such beneficiary named second above shall not have attained the age of 21 years or is otherwise legally incapacitated, we hereby nominate and appoint

(Name) _____, of

(Address) _____
Number Street City State Zip

to be Successor Trustee.

8. This Declaration of Trust shall extend to and be binding upon the heirs, executors, administrators and assigns of the undersigned and upon the Successors to the Trustees.

9. We as Trustees and our Successor Trustee shall serve without bond.

10. This Declaration of Trust shall be construed and enforced in accordance with the laws of the State of

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th

day of October, 1984

(First Settlor sign here) Robert I. Hall Sr. L.S.

(Second Settlor sign here) Tishia A. Hall L.S.

ROBERT I. HALL SR. TISHIA A. HALL

I, the undersigned legal spouse of one of the above Settlers, hereby waive all community property rights which I may have in the hereinabove-described trust property and give my assent to the provisions of the trust and to the inclusion in it of the said property.

(Spouse sign here) Tishia A. Hall L.S.

Witness: (1) _____

Witness: (2) _____

STATE OF Nevada

City _____

COUNTY OF Douglas

OF Town Minden

On the 15th day of October, 1984, personally appeared

Robert I. Hall, Sr. and Tishia A. Hall

known to me to be the individuals who executed the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

Theresa M. Kelley
Notary Public



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EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A portion of Lot 6 of the revised Plat of the NE 1/4 of the NW 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Beginning at a point on the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B. & M., which bears North $89^{\circ} 46'$ West, 819.00 feet from the quarter corner between said Sections 23 and 26; thence South $0^{\circ} 08'$ West, 1053.99 feet to the true point of beginning; thence South $0^{\circ} 08'$ West 87.83 feet; thence North $89^{\circ} 46'$ West 163.80 feet; thence North $0^{\circ} 08'$ East 87.83 feet; thence South $89^{\circ} 46'$ East 163.80 feet to the true point of beginning.

EXCEPTING THEREFROM all of the minerals and mineral ores of any kind, nature and description, on or beneath the surface of said lands, and of the right to prospect for, mine and remove said minerals and mineral ores which said minerals and mineral ores and said excluded rights are specifically reserved unto party of the first part as set forth in Deed executed by Clover Valley Lumber Company, recorded December 20, 1947 in Book Y of Deeds at Page 321, as Document No. 6199.

REQUESTED BY
Russ J. Hall Sr.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'34 OCT 15 AIO:38

SUZANNE BEAUREAU
RECORDER

\$ *7⁰⁰* PAID. *SL* DEPUTY

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