

APN 1319-03-311-008

APN _____

APN 4652035C

DOC # **843948**

06/04/2014 03:05PM Deputy: SG

OFFICIAL RECORD

Requested By:

First American Title Minder

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 4 Fee: \$17.00

BK-614 PG-857 RPTT: 0.00



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT:

Purchase Money Short Form Deed of Trust
with Assignment of Reverts

WHEN RECORDED MAIL TO:

Sara C. McBurnett

P.O. Box 1428

Zephyr Cove, W. 89448



APN 1319-03-311-008
ESCROW #2465203 SC

PURCHASE MONEY SHORT FORM DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made 4/29/14, between GV Homes, LLC, a Nevada Limited Liability company,, whose address is P.O. Box 10989 Zephyr Cove, Nv. 89448, herein called TRUSTOR, First American Title Company, herein called TRUSTEE, and Sara C. McBurnett, herein called BENEFICIARY,

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, that property located in Douglas County, Nevada described as:

Lot 70 of Block B of the final map of Genoa Lakes Phase 3, Unit 1, according to the map thereof filed in the office of the county recorder of Douglas County, state of Nevada on January 13, 1995, in Book 195, Page 1900 as document No. 35439
A.P.N. 1319-03-311-008

Together with the rights to all governmental permits or licenses of all types which are necessary for the ordinary and intended use of the property, including but not limited to sewer and water hookup rights and water rights. Such rights shall be considered appurtenant to and part of the real property, and the rents, issues and profits of the property, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING payment of indebtedness evidenced by a promissory note, of even date herewith, executed by Trustor in the sum of \$125,000.00 (One Hundred Twenty Five Thousand Dollars) plus 1/3 of the net profits after GV Homes sells the property, any additional sums and interest thereon which may hereafter be loaned to the Trustor or his successors or assigns by the Beneficiary, and the performance of each agreement herein contained. Additional loans hereafter made and interest thereon shall be secured by this Deed of Trust only if made to the Trustor while he is the owner of record of his present interest in said property, or to his successors or assigns while they are the owners of record thereof, and shall be evidenced by a promissory note reciting that is 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 book and at the page thereof, or under the document or file number, noted below oposite the name of such county, namely:

COUNTY	STATE	BOOK	PAGE	DOC. NO.
Douglas	Nevada	1286 Off. Rec.	2432	147018
Elko	Nevada	545 Off. Rec.	316	223111
Lyon	Nevada			0104086
Washoe	Nevada	2464 Off. Rec	0571	1126264
Carson	Nevada			000-52876
Churchill	Nevada			224333
Lander	Nevada	279 Off. Rec.	034	137077
Story	Nevada	055	555	

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 attached hereto) 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 therefore does not exceed a reasonable amount. The Beneficiary or the collection agent appointed by him may charge a fee of not to exceed \$75.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

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 hereinbefore set forth.

Henry R. Butler DATE 5/11/14
GV Homes by Henry R. Butler, manager

Kirk Johnson DATE 5-1-14
GV Homes by Kirk Johnson, manager



STATE OF Nevada) SS
COUNTY OF Douglas)

On 5-1-2014 before me,
SUZANNE CHEECHOV, a notary public personally
appeared HENRY R. BUTLER, & KIRK JOHNSON

_____, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that they
executed the same in their authorized capacity(ies), and that by their
signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the state of Nevada
that the foregoing paragraph is true and correct. WITNESS my hand and
official seal

Signature Suzanne Cheechev (Seal)

Recording Requested by:
Sara C. McBurnett
When recorded mail to:
Sara C. McBurnett
P.O. Box 1428
Zephyr Cove, Nv. 89448

