

DOC # 847972  
08/15/2014 11:49AM Deputy: AR  
**OFFICIAL RECORD**  
Requested By:  
eTRCo, LLC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 7 Fee: \$20.00  
BK-814 PG-3449 RPTT: 0.00



APN# : 1220-20-002-001

**Recording Requested By:**  
Western Title Company, Inc.  
**Escrow No.:** 065235-ARJ

**When Recorded Mail To:**  
Joseph A. Nolte and Julie Synder  
c/o Evergreen Note Servicing  
6120 Lakeside Dr., Ste 150  
Reno, NV 89511

**Mail Tax Statements to: (deeds only)**

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(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

**Signature**

**Susan Lapin**

**Escrow Assistant**

**Deed of Trust With Assignment of Rents**

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This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)



A. P. No. 1220-20-002-001  
Escrow No. 065235-ARJ

When recorded mail to:

Joseph A. Nolte & Julie Snyder  
c/o Evergreen Note Servicing  
6121 Lakeside Dr. Ste 150  
Reno, NV 89511

DEED OF TRUST  
WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made August 13, 2014, between  
ROBERT W. RUSSELL and PAM RUSSELL, husband and wife as joint tenants with  
right of survivorship, herein called "Trustor", whose address is: 136 E. 8th St. #332  
Port Angeles, WA, WESTERN TITLE COMPANY, LLC, a Nevada Limited  
98362  
Liability Company, herein called "Trustee", and JOSEPH A. NOLTE and JULIE  
SNYDER, husband and wife as community property with right of survivorship, whose  
address is: 3420 SW Marigold Street, herein called "Beneficiary",  
Portland, OR 97219

WITNESSETH:

That Trustor irrevocably grants to Trustee in trust, with power of sale, all interest  
of Trustor in that certain property situate in the County of Douglas, State of Nevada,  
more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

TOGETHER WITH, the tenements, hereditaments and appurtenances thereunto  
belonging or appertaining, and the reversion and reversions, remainder and remainders,  
rents, issues and profits thereof, subject, however, to the right of Beneficiary, during any  
period of default hereunder, and without waiver of such default, to collect said rents,  
issues and profits by any lawful means, and to apply the same, less costs and expenses of  
collection, to any indebtedness secured hereby.



FOR THE PURPOSE OF SECURING: (1) Payment of the principal sum of \$325,000.00, 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; (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) payment of such additional sums which may hereafter be loaned to Trustor by Beneficiary when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

AND THIS INDENTURE FURTHER WITNESSETH:

1. Trustor agrees to properly care for and keep said property in good condition and repair; not to alter, remove, damage or demolish any building or improvement thereon; to complete in a good and workmanlike manner any building or improvement which may be constructed thereon, and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws, ordinances and regulations relating to any alterations or improvements made thereon; not to commit or permit any waste thereof; not to commit, suffer or permit any act to be done in or upon said property in violation of any law, covenant, condition or restriction affecting said property; to cultivate, irrigate, fertilize, fumigate, prune and/or do any other act or acts, all in a timely and proper manner, which, from the character or use of said property, may be reasonably necessary, the specific enumerations herein not excluding the general.

2. Trustor agrees to pay and discharge all costs, fees and expenses of this trust incurred in connection with any default by Trustor.

3. During the continuance of this trust, Trustor covenants to keep all buildings that may now or at any time be on said property in good repair and insured against loss by fire, with extended coverage endorsement, in a company or companies authorized to issue such insurance in the State of Nevada. Said insurance shall be in such sum or sums as shall equal the total indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust, or the maximum full insurable value of such buildings, whichever is less. Said insurance shall be payable to Beneficiary to the amount of the unsatisfied obligation to Beneficiary hereby secured. The policy or policies of said insurance shall be delivered to Beneficiary or to the collection agent of Beneficiary, as further security, and in default thereof, Beneficiary may procure such insurance and/or make such repairs, and expend for either of such purposes such sum or sums as Beneficiary shall deem necessary. The amount collected by Beneficiary under any fire or other insurance policy may be applied by Beneficiary upon the indebtedness secured hereby and in such order as Beneficiary may determine, or, at any part thereof, may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

4. To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.



Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

5. Trustor promises and agrees that if, during the existence of this trust, there be commenced or pending any suit or action affecting said property, or any part thereof, or the title thereto, or if any adverse claim for or against said property, or any part thereof, be made or asserted, he will appear in and defend any such matter supporting to affect the security and will pay all costs and damages arising because of such action.

6. Any award of damages in connection with any condemnation for public use of, or injury to said property, or any part thereof, is hereby assigned and shall be paid to Beneficiary, who may apply or release such moneys received by him in the same manner and with the same affect as herein provided for disposition of proceeds of insurance.

7. Except as may be required by law, Trustee shall be under no obligation to notify any party hereto of any pending sale of said property, whether such sale is by foreclosure or otherwise, or of any action or proceeding in which Trustor or Beneficiary or Trustee shall be a party, unless brought by Trustee.

8. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment, when due, of all other sums so secured or to declare default, as herein provided, for failure to so pay.

9. At any time, and from time to time, without liability therefore, upon written request of Trustor and Beneficiary, and without affecting the personal liability of any person for payment of the indebtedness secured hereby or affect of this Deed of Trust upon said property, Trustee may consent in writing to the making of any map or plat thereof or join in granting any easement thereon.

10. Upon receipt of written request from Beneficiary reciting that all sums secured hereby have been paid and upon surrender of this Deed of Trust and the note secured hereby to Trustee for cancellation and retention, or such other disposition as Trustee, in its sole discretion, may choose, and upon payment of its fees, the Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters of fact shall be conclusive proof of the truth thereof. The Grantee in such reconveyance may be described in general terms as "the person or persons legally entitled thereto".



11. Should Trustor default in the payment of any indebtedness secured hereby, or in the performance of any of the covenants and agreements herein contained or incorporated herein by reference, Beneficiary may declare all sums secured hereby immediately due and payable.

12. The following covenants Nos. 1, 2, 3 (interest 5.00%), 5, 6, 7 (counsel fees – a reasonable percentage), 8 and 9 of Nevada Revised Statutes 107.030, are hereby adopted and made a part of this Deed of Trust, and, notwithstanding any provision of said covenant No. 7 to the contrary, proceeds of any foreclosure sale shall be distributed pursuant to the provisions of Nevada Revised Statutes 40.462.

13. Trustor agrees to pay any deficiency arising from any cause after application of the proceeds of the sale held in accordance with the provisions of the covenants hereinabove adopted by reference.

14. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. It is expressly agreed that the Trust created hereby is irrevocable by Trustor.

15. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law, reserving, however, unto the Trustee, the right to resign from the duties and obligations imposed herein whenever Trustee, in its sole discretion, deems such resignation to be in the best interest of the Trustee. Written notice of such resignation shall be given to Trustor and Beneficiary.

16. In this Deed of Trust, unless the context requires otherwise, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. The term “Beneficiary” includes any future holder of the note secured hereby. The term “Trustor” includes the term “Grantor”.

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17. If all or any portion of the property which is the subject of this Deed of Trust is conveyed from Trustor by deed, contract, execution, instrument or any other mode or means, voluntarily or involuntarily, not caused by the demise of Trustor, which will effect, in law or equity, a divestiture of Trustor's interest or title in said property, the note secured hereby shall accelerate and the entire balance of principal and interest, including guaranteed interest, then unpaid, plus any prepayment penalties, shall forthwith become due and payable without notice or demand.


TRUSTOR:

  
ROBERT W. RUSSELL

  
PAM RUSSELL

Washington )  
STATE OF NEVADA )  
Clallam ) ss:  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on August 13, 2014,  
by ROBERT W. RUSSELL and PAM RUSSELL.

  
Notary Public







**EXHIBIT "A"**

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

A portion of Section 20, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel No. 1, as shown on that Parcel Map for Robert A. Kimmerling and Margery A. Kimmerling, recorded July 31, 1979, in Book 779 of Official Records, at Page 1846, as Document No. 35027, Douglas County, Nevada, said Parcel Map being a redivision of Parcels 11 and 12 as shown on that Land Division Map for Robert A. Kimmerling and Margery A. Kimmerling, recorded November 30, 1978, in Book 1178 of Official Records, at Page 1673, as Document No. 27737, Douglas County, Nevada.

RESERVING therefrom for roadway and utility purposes the following described easement;

COMMENCING at the Northeast corner of Parcel 1, as shown on a Parcel Map recorded for Robert A. Kimmerling and Margery A. Kimmerling in Book 779 of Parcel Map at page 1846, Document No. 35027; thence South along the Easterly boundary of said Parcel 1, 392.07 feet to the POINT OF BEGINNING; thence South  $78^{\circ}53'26''$  West, 50.95 feet; thence South 93.16 feet; thence South  $03^{\circ}97'10''$  East, 92.45 feet; thence South  $04^{\circ}03'18''$  West 307.41 feet; thence South  $88^{\circ}04'23''$  East, 50.03 feet to the Southeast corner of said Parcel 1; thence North  $04^{\circ}03'18''$  East, 211.20 feet; thence South  $62^{\circ}35'55''$  East, 17.34 feet; thence North  $03^{\circ}07'10''$  West, 250.34 feet; thence North 50.95 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 21, 2011, as Document No. 780248, in Book 311, Page 4235 of Official Records.

Assessor's Parcel Number(s):  
1220-20-002-001