

DOUGLAS COUNTY, NV

2014-849972

Rec:\$23.00

\$23.00 Pgs=10

09/26/2014 01:45 PM

FIRST CENTENNIAL - RENO

KAREN ELLISON, RECORDER

APN: 1318-23-401-041, 39, 40 & Ptn. 38  
Escrow No. 00206621 - 001-

When Recorded Return to:

The Bluth Trust UTD 4/19/93  
9550 Gateway Dr.  
Reno, NV 89521

SPACE ABOVE FOR RECORDERS USE

### DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 18<sup>th</sup> day of September, 2014 between Apartments 801, LLC a California limited liability company TRUSTOR, whose address is 425 Washington Ave. #1, Santa Monica CA 90403, FIRST CENTENNIAL TITLE COMPANY OF NEVADA, TRUSTEE, and Charles P. Bluth and Cynthia C. Bluth, Trustees of The Bluth Trust UTD 4/19/93, BENEFICIARY, WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Douglas, State of NEVADA described as:

**See Exhibit A attached hereto and made a part hereof.**

IN THE EVENT THE HEREIN DESCRIBED PROPERTY, OR ANY PORTION THEREOF, OR ANY INTEREST THEREIN, IS SOLD, AGREED TO BE SOLD, CONVEYED OR ALIENATED, BY THE TRUSTOR, OR BY THE OPERATION OF LAW OR OTHERWISE, ALL OBLIGATIONS SECURED BY THIS INSTRUMENT, IRRESPECTIVE OF THE MATURITY DATES EXPRESSED THEREIN, AT THE OPTION OF THE HOLDER HEREOF AND WITHOUT DEMAND OR NOTICE SHALL IMMEDIATELY BECOME DUE AND PAYABLE.

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 \$ 1,500,000.00 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

SPACE BELOW FOR RECORDER

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
Churchill	39 Mortgages	363	115384
Clark	850 Off. Rec.		682747
Douglas	57 Off. Rec.	115	40050
Elko	92 Off. Rec.	652	35747
Esmeralda	3-X Deeds	195	35922
Eureka	22 Off. Rec.	138	45941
Humboldt	28 Off. Rec.	124	131075
Lander	24 Off. Rec.	168	50782

COUNTY	BOOK	PAGE	DOC. NO.
Lincoln			45902
Lyon	37 Off. Rec.	341	100661
Mineral	11 Off. Rec.	129	89073
Nye	105 Off. Rec.	107	04823
Ormsby	72 Off. Rec.	249	32867
Pershing	11 Off. Rec.	249	66107
Storey	"S" Mortgages	206	31506
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

**TRUSTOR**

**Apartments 801, LLC a California limited liability company**

  
By: **Walter VanBuskirk, III**  
Its Manager

SPACE BELOW FOR RECORDER

---

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

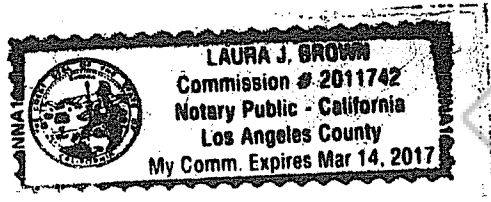
CIVIL CODE § 1189

State of California

County of Los Angeles

On 9/22/14 before me, Laura J. Brown, Notary Public

personally appeared Walter H. Van Buskirk, III



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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Laura J. Brown

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

- Corporate Officer, Individual, Partner, Attorney in Fact, Trustee, Guardian or Conservator, Other.

Signer Is Representing:

**EXHIBIT "A"**  
**Legal Description**

PARCEL 1:

All that certain real property situate within a portion of the Southwest One-Quarter (SW ¼) of Section 23, Township 13 North, Range 18 East, M.D.M., County of Douglas, State of Nevada, being a portion of that property described in Deed Document NO. 759331, Recorded February 26, 2010, together with a portion of that property described in Deed Document No. 70693, Recorded September 3, 1982, both documents being Official Records of the County of Douglas, State of Nevada, being more particularly described as follows:

COMMENCING at a point on the easterly right of way line of United States Highway 50, said point being the northwest corner of Parcel 2 as described in said Deed Document No. 759331, said point also being in a curve, concave westerly, having a radius of 2,540.00 feet, the radius point of said curve bears South 88°00'10" West;

Thence Southerly along said easterly right of way, 69.36 feet along said curve, through a central angle of 01°33'52" to the True Point of Beginning;

Thence Easterly leaving said easterly right of way line, South 88°59'50" East,, 157.00 feet;

Thence North 30°05'43" East, 60.66 feet;

Thence South 87°24'14" East, 66.23 feet;

Thence South 53°10'48" East, 52.83 feet;

Thence South 89°06'58" East, 14.35 feet;

Thence South 00°48'26" West, 100.00 feet;

Thence North 89°06'58" West, 309.49 feet to a point in a curve on said easterly right of way line, said curve is concave westerly, having a radius of 2,540.00 feet, the radius point of said curve bears North 88°37'11" West;

Thence Northerly along said easterly right of way, 80.37 feet along said curve, through a central angle of 01°48'47" to the Point of Beginning and the end of this description.

Reference is hereby made to Adjusted Parcel A of Record of Survey in support of a Boundary Line Adjustment, recorded September 24, 2014, in Book 914, Page 4367, as Document No. 849816, Official Records, Douglas County, Nevada.

Portion of Assessor's Parcels No. 1318-23-401-039 and 1318-23-401-040

Parcel 2:

All that certain real property situate within a portion of the Southwest One-Quarter (SW ¼) of Section 23, Township 13 North, Range 18 East, M.D.M., County of Douglas, State of Nevada, being a portion of that property described in Deed Document NO. 759331, Recorded February 26, 2010, together with a portion of that property described in Deed Document No. 70693, Recorded September 3, 1982, both documents being Official Records of the County of Douglas, State of Nevada, being more particularly described as follows:

COMMENCING at a point on the easterly right of way line of United States Highway 50, said point being the northwest corner of Parcel 2 as described in said Deed Document No. 759331, said point also being in a curve, concave westerly, having a radius of 2,540.00 feet, the radius point of said curve bears South 88°00'10" West;

Thence along said easterly right of way, 149.73 feet along said curve, through a central angle of 03°22'39" to the True Point of Beginning;

Thence easterly leaving said easterly right of way line, South 89°06'58" East, 309.49;

Thence South 00°48'26" West, 100.55 feet;

Thence North 89°04'33" West, 312.47 feet to a point in a curve on said easterly right of way line, said curve is concave westerly, having a radius of 2,540.00 feet, the radius point of said curve bears North 86°21'20" West;

Thence northerly along said easterly right of way, 100.38 feet along said curve, through a central angle of 02°15'51" to the Point of Beginning and the end of this description.

Reference is hereby made to Adjusted Parcel B of Record of Survey in support of a Boundary Line Adjustment, recorded September 24, 2014, in Book 914, Page 4367, as Document No. 849816, Official Records, Douglas County, Nevada.

Portion of Assessors Parcels No. 1318-23-401-038 and 1318-23-401-041

Parcel 3:

All that certain real property situate within a portion of the Southwest One-Quarter (SW ¼) of Section 23, Township 13 North, Range 18 East, M.D.M., County of Douglas, State of Nevada, being a portion of that property described in Deed Document NO. 759331, Recorded February 26, 2010, together with a portion of that property described in Deed Document No. 70693, Recorded September 3, 1982, both documents being Official Records of the County of Douglas, State of Nevada, being more particularly described as follows:



759331, said point also being in a curve, concave westerly, having a radius of 2,540.00 feet, the radius point of said curve bears South 88°00'10" West;

Thence along said easterly right of way, 250.11 feet along said curve, through a central angle of 05°38'30" to the True Point of Beginning;

Thence easterly leaving said easterly right of way line, South 89°04'33" East, 312.47;

Thence South 00°48'26" West, 85.80 feet;

Thence North 89°16'37" West, 75.41 feet;

Thence North 00°02'30" West, 46.51 feet;

Thence North 89°03'55" West, 238.64 feet to a point in a curve on said easterly right of way line, said curve is concave westerly, having a radius of 2,540.00 feet, the radius point of said curve bears North 85°27'46" West;

Thence northerly along said easterly right of way, 39.58 feet along said curve, through a central angle of 00°53'34" to the Point of Beginning and the end of this description.

Reference is hereby made to Adjusted Parcel C of Record of Survey in support of a Boundary Line Adjustment, recorded September 24, 2014, in Book 914, Page 4367, as Document No. 849816, Official Records, Douglas County, Nevada.

Portion of Assessors Parcel No. 1318-23-401-038

Parcel 4:

A Reciprocal Easement over a portion of Adjusted Parcel D of Record of Survey in support of a Boundary Line Adjustment, recorded September 24, 2014, in Book 914, Page 4367, as Document No. 849816, Official Records, Douglas County, Nevada, for a non-exclusive right to access and use the area for parking as evidenced by Grant of Easement recorded September 24, 2014, in Book 914, Page 4359, as Document No. 849814, Official Records, Douglas County, Nevada.

The above metes and bounds description appeared previously in that certain document recorded September 24, 2014, in Book 914, Page 4351, as Document No. 849813, Official Records of Douglas County, Nevada.

APN: 1318-23-401-041

Order Number: 00206621

**DO NOT RECORD**

**A. TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:**

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) Trustor covenants to keep all buildings that may now or at any time be on said property during the continuance of this trust 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, and as may be approved by Beneficiary, for 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 and shall be payable to Beneficiary to the amount of the unsatisfied obligation to Beneficiary hereby secured, and to deliver the policy to Beneficiary, or to collection agent of Beneficiary, 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 proper.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, water rights and grazing privileges; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto, and 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) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at ten per cent per annum.

(6) At Beneficiary's option, Trustor will pay a "late charge" not exceeding eight (8%) per cent if not paid on the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

SPACE BELOW FOR RECORDER

*WBS*

**B. IT IS MUTUALLY AGREED:**

(1) That 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 effect as above provided for disposition of proceeds of fire or other insurance.

(2) That 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 for failure so to pay.

(3) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose, and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto".

(5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be recorded. Beneficiary also shall deposit with Trustee this Deed of Trust, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law for the sale of real property under writ of execution, Trustee, without demand on Trustor, shall sell said property or any part thereof at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the

SPACE BELOW FOR RECORDER

WWS



preceding postponement. In the event that any indebtedness secured hereby shall not have been fully satisfied by said sale, Trustee may give notice of sale of any property not previously noticed for sale in the manner set forth above and sell the same in the manner set forth above.

Trustee shall deliver to any purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee, including a reasonable fee for the attorney of Trustee, and of this trust, including cost evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at ten per cent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) That Beneficiary, or his assignee, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed and acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where, or document or file number under which, this Deed of Trust is recorded, and the name and address of the new Trustee. If notice of default shall have been recorded, this power of substitution cannot be exercised until after the costs, fees and expenses of the then acting Trustee shall have been paid to such Trustee, who shall endorse receipt thereof upon such instrument of substitution. The procedure herein provided for substitution of Trustee shall be exclusive of all other provisions for substitution, statutory or otherwise.

(8) The following covenants: Nos. 1, 3, 4, (interest 10%) 5, 6, 8 and 9 of Nevada Revised Statutes 107.030, when not inconsistent with other covenants and provisions herein contained, are hereby adopted and made a part of this Deed of Trust.

(9) The rights and remedies hereby granted shall not exclude any other rights or remedies granted by law, and all rights and remedies granted hereunder or permitted by law shall be concurrent and cumulative. A violation of any of the covenants herein expressly set forth shall have the same effect as the violation of any covenant herein adopted by reference.

(10) It is expressly agreed that the trust created hereby is irrevocable by Trustor.

(11) That 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. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(12) That Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

(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.

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.

SPACE BELOW FOR RECORDER

WVB

REQUEST FOR FULL RECONVEYANCE

DO NOT RECORD  
TO TRUSTEE

The undersigned is the legal owner and holder of the note or notes, and of all other indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note or notes above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please mail Deed of Trust, Note and Reconveyance to \_\_\_\_\_

\_\_\_\_\_

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

SPACE BELOW FOR RECORDER

*WBS*