

DOUGLAS COUNTY, NV

2014-853561

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12/01/2014 02:25 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-33-810-041

**Recording Requested By:**  
Western Title Company, Inc.

**Escrow No.:** 067757-CAL

**When Recorded Mail To:**  
Western Title Company  
2310 S. Carson Street, Suite 5B  
Carson City, NV 89701

**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**

*Carrie Lindquist*  
Carrie Lindquist

Escrow Officer

**Deed of Trust**

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

Assessor's Parcel #: 1420-33-810-.41

RECORDING REQUESTED BY AND RETURN TO:  
Western Title Company  
2310 S. Carson St., Suite 5B  
Carson City, NV 89701  
Escrow #067757-CAL

DEED OF TRUST

THIS DEED OF TRUST, made this 1st day of December 2014  
2014, between Daniel Jenkins and Lori Jenkins, husband and  
wife and Krista Haggott, a single woman, all as joint tenants  
hereinafter referred to as Trustor, WESTERN TITLE COMPANY, LLC  
a Nevada limited liability company, hereinafter referred to as  
Trustee, and, Beverly J. Ventura, Trustee of the William F.  
Ventura and Beverly J. Ventura Revocable Living Trust dated  
May 12, 2012, hereinafter referred to as Beneficiary,

W I T N E S S E T H:

WHEREAS, the Trustor is indebted to the Beneficiary in  
the sum of SIXTY FIVE THOUSAND HUNDRED (\$65,000.00), and has  
agreed to pay the same according to the terms of a certain  
Promissory Note of even date herewith, and,

WHEREAS, this deed of trust is intended to secure the  
payment of the obligations of said Promissory Note, and

NOW, THEREFORE, the Trustor, for the purpose of securing the payment of the sums due under said Promissory Note, and also of all other monies herein agreed or provided to be paid by the Trustor, or which may be paid out or advanced by the Beneficiary to the Trustee under the provisions of this instrument, with the interest in each case, grant unto the Trustee all that certain lot, piece, or parcel of land situate in the County of Douglas, State of Nevada, more particularly bounded and described as follows, to-wit:

Lot 24, as shown on the Official Map of IDLE ACRES SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on April 5, 1960, as File NO. 15812

TOGETHER with, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

This deed of trust will be security for the payment in lawful money of the United States of America, of any and all monies that may hereafter become due and payable from the Trustor to the Beneficiary from any cause whatsoever, and shall also be security for any and all extensions of the debt of the Trust to the Beneficiary, or future advances made by Beneficiary to Trustor, however evidenced.

The following covenants: Numbers 1, 2 (\$65,000.00), 3, 4 (100%), 5, 6, 7 (reasonable), 8, and 9 of Nevada Revised Statutes, Section 107.030 relating to transfers in trust of estates in real property, to secure the performance of an obligation, or the payment of a debt, and to provide that certain covenants, agreements, obligations, rights and remedies thereunder may be adopted by reference, and other matters relating thereto, are hereby adopted and made a part of this deed of trust.

In addition to the above covenants, the said Trustor also promise and agree to neither commit nor permit waste to the said premises and to keep the same in good condition and repair.

It is specifically understood and agreed that until such time as the note secured by this deed of trust has been paid in full, the Trustor shall not remove any buildings or improvements now on the premises, or which may hereafter be erected on said premises.

Unless otherwise agreed to in a written modification to this Deed of Trust, properly recorded, the Promissory Note which is secured by this Deed of Trust shall mature and become due in full on the 1st day of December, 2016.

IN WITNESS WHEREOF, the Trustor has hereunto set

hand the day and year first above-written.

Daniel Jenkins  
Daniel Jenkins

Lori Jenkins  
Lori Jenkins

Krista Haggott  
Krista Haggott

STATE OF Nevada,  
County of Carson City <sup>SS.</sup>;

On this 15<sup>th</sup> day of December, 2014, personally

appeared before me, a Notary Public, in and for the county and state aforesaid, Daniel Jenkins, Lori Jenkins & Krista Haggott

known to me or who proved to me to be the person, described in and who executed the above and foregoing instrument; who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and

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affixed my official seal the day and year first above-written.



[Signature]  
Notary Public