

APN: 1220-16-610-003

WHEN RECORDED MAIL TO:  
East Orlando Real Estate Holdings, LLC  
4250 Alafaya Trail, Ste 212-235  
Oviedo, FL 32765

MAIL TAX STATEMENTS TO:  
Baysden Day Investments, LLC  
2721 East Adams Avenue  
Orange, CA 92867

Escrow Number: 21174-0814CJ  
**#9015-2471188**  
Loan Number: Scott Starlight

## SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

**THIS DEED OF TRUST**, made this JULY 28, 2015 between BAYSDEN DAY INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY herein called **TRUSTOR**, whose address is: 2721 EAST ADAMS AVENUE, ORANGE, CA 92867 and EAST ORLANDO REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY herein called **BENEFICIARY**, whose address is: 4250 ALAFAYA TRAIL, STE 212-235, OVIEDO, FL 32765 and **NOBLE TITLE, LTD.**, herein called **TRUSTEE**, **WITNESSETH**: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, BY POWER OF SALE**, that property in ~~Clerk~~ Douglas County, Nevada described as follows:

See Exhibit A attached hereto and made a part hereof.

**TOGETHER WITH** the rents, issues and profits thereof, 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**:

1. Performance of each agreement of Trustor incorporated by reference or contained herein
2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$122,000.00 executed by Trustor in favor of Beneficiary or order.
3. Payment of such additional sums as may hereafter be borrowed from beneficiary by the then record owner of said property, when evidenced by another promissory note (or notes) reciting it so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of the Deed of Trust and the Note, secured hereby, that provisions (1) to (16) inclusive

of the Deed of Trust recorded in the Book and at the Page, or Document No. of Official records in the Office of the County Recorder of the County where said property is located, noted below opposite the name of such county, viz:

COUNTY	DOC #	BOOK	PAGE	COUNTY	DOC #	BOOK	PAGE	COUNTY	DOC #	BOOK	PAGE
Clark	413987	514		Humboldt	116966	3	83	Nye	47157	67	163
Churchill	104132	34 mtgs	591	Lander	41172	3	758	Ormsby	72637	19	102
Douglas	24496	22	415	Lincoln	41292	0 mtgs	467	Pershing	57488	28	58
Elko	14831	43	343	Washoe	407205	734	221	Storey	28573	R mtgs	112
Esmer.	26291	3H deeds	138-141	Lyon	55488	31 mtgs	449	Wht. Pine	28124	261	341-344
Eureka	39602	3	263	Mineral	78848	10 mtgs	534-537				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part here of as fully as though set forth herein at length; that he/she/they will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

**DUE ON SALE:** If the Trustor shall convey or alienate said property or any part thereof or any interest therein or shall be divested of his title in any manner or way, whether voluntary or involuntary, any indebtedness or obligation secured hereby, irrespective of the mature date expressed, at the option of the holder hereof and without demand or notice shall become due and payable immediately

The undersigned Trustor request that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him/her/they at his/her/their address herein before set forth.

BAYSDEN DAY INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

✕

BY: \_\_\_\_\_

ROGER SCOTT BAYSDEN  
ITS: MANAGING MEMBER

STATE OF

COUNTY OF

On \_\_\_\_\_, before me \_\_\_\_\_,

a Notary Public, appeared \_\_\_\_\_, personally

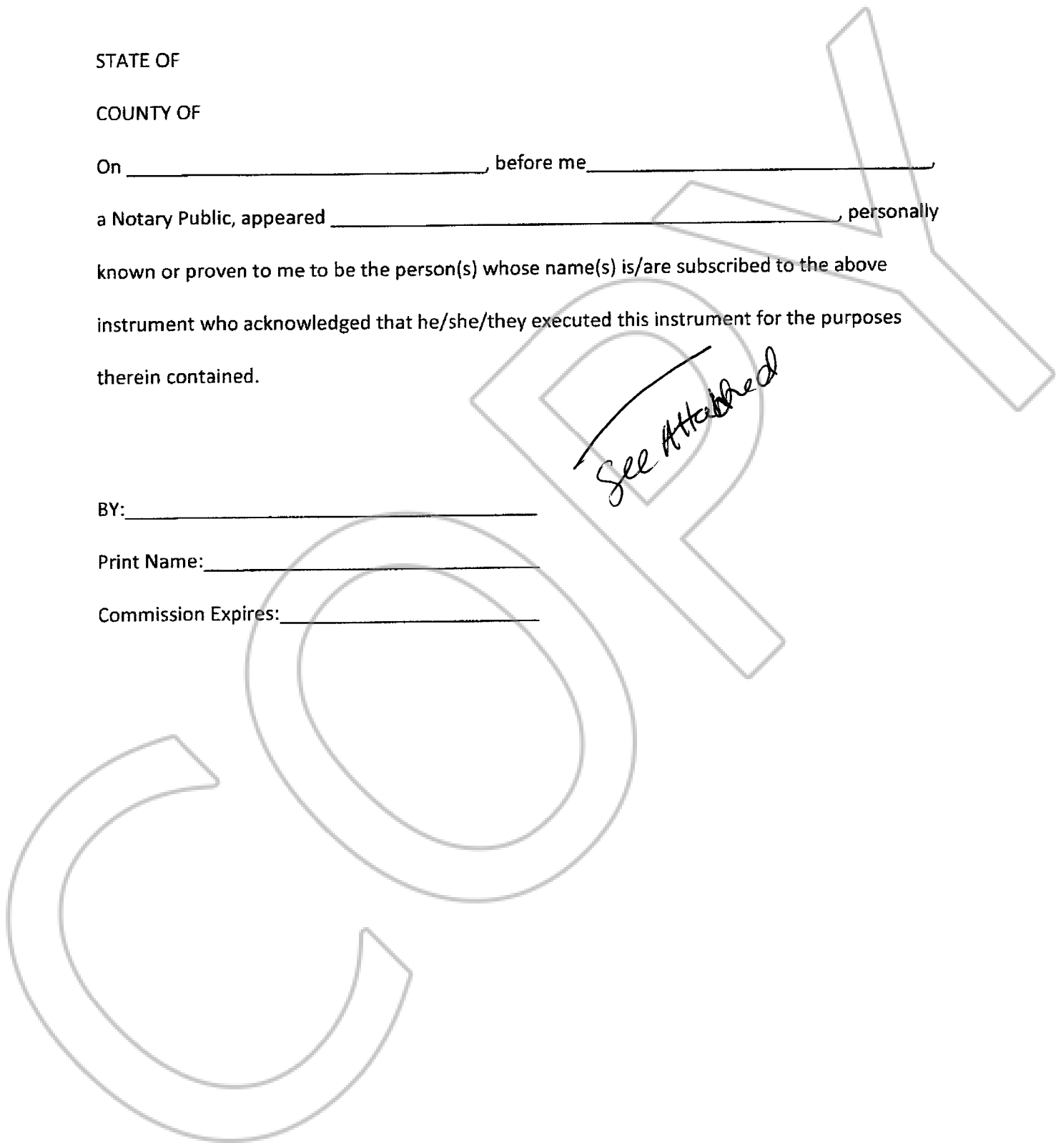
known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed this instrument for the purposes therein contained.

BY: \_\_\_\_\_

Print Name: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

*See Attached*



# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On 7-30-2015 before me, Leslie A. Taylor, Notary Public  
(Here insert name and title of the officer)

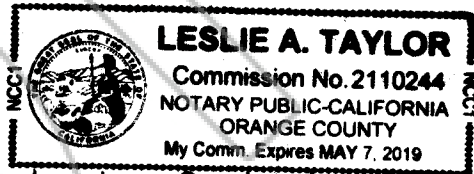
personally appeared Roger Scott Baysden,  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose  
 name(s) (s) are subscribed to the within instrument and acknowledged to me that  
~~he~~/she/they executed the same in (his) her/their authorized capacity(ies), and that by  
~~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.

Leslie A. Taylor  
 Notary Public Signature

(Notary Public Seal)



Leslie A. Taylor  
 exp 5-7-19

### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Short Form Deed of Trust  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 7/30/15

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer  
 \_\_\_\_\_  
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

LOT 440, AS SHOWN ON THE MAP RESUBDIVIDING A PORTION OF GARDNERVILLE RANCHOS SUBDIVISION UNIT NO. 2, ENTITLED "SUBDIVISION OF LOTS 91 A&B, 92 A&B, 93 THRU 96, BOTH INCLUSIVE, AND 221 THRU 232, BOTH INCLUSIVE, GARDNERVILLE RANCHOS UNIT NO. 2", AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 10, 1967, IN BOOK 1 OF MAPS, DOCUMENT NO. 37049, DOUGLAS COUNTY RECORDS.

