

APN# 1221-04-111-017



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:
Name: Edwin A. Valentine
Address: P.O. Box 1257
City/State/Zip: Minden, NV 89423

Mail Tax Statements to:
Name: Edwin A. Valentine
Address: P.O. Box 1257
City/State/Zip: Minden, NV 89423

Short Form Deed of Trust with Assignment of Rents

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

\$1.00 Additional Recording Fee for Use of This Page

APN: 1221-04-111-017

RECORDING REQUESTED BY:

Edwin A. Valentine
P.O. Box 1257
Minden, NV 89423

AFTER RECORDATION, RETURN BY MAIL TO:

Larry and Donna Sample
P.O. Box 28
Genoa, NV 89411

SHORT FORM DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 3rd day of **November, 2016**, between **JIM VALENTINE, AKA EDWIN A. VALENTINE III**, an unmarried man, and **LISA A. WETZEL**, an unmarried woman, as joint tenants with right of survivorship, herein called TRUSTOR,

whose address is: PO Box 1275 Minden, NV 89423,

and **LAWRENCE R. SAMPLE** and **DONNA SAMPLE**, Trustees of the **SAMPLE FAMILY TRUST** dated 1-3-1997, herein called TRUSTEE, and

LAWRENCE R. SAMPLE and **DONNA SAMPLE**, Trustees of the **SAMPLE FAMILY TRUST** dated 1-3-1997, herein called BENEFICIARY.

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, that property in Douglas County, State of Nevada, being Assessment Parcel No. 1220-04-111-017, more specifically described as follows:

See "EXHIBIT A" attached hereto and made a part of.

ACCELERATION CLAUSE:

In the event Trustors sell, convey or alienate the property described in this deed of Trust securing Note, or contracts to sell, convey or alienate, or is divested of title or interest in any other manner, whether voluntarily or involuntarily without written approval of Beneficiary being first obtained, said Beneficiary shall have the right to declare the entire unpaid principal balance due and payable in full, upon written demand and notice, irrespective of the maturity date expressed in Note.

Together with the rents, issues and profits thereof, subject however, to the right, power and authority hereinafter 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 **\$200,000** with interest thereon according to the terms of a promissory note dated 3/15/2010 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 thereof which may hereafter be loaned to Trustor, or to his successors or assigns, when evidence 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,

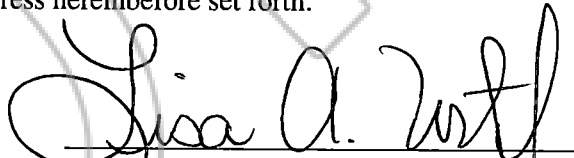
Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorded in the State of Nevada, in the book and at the page thereof, or under the document file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC NO.	COUNTY	BOOK	PAGE	DOC NO.
Carson City	Off. Rec.		000-52876	Lincoln	73 Off.Rec.	248	86043
Churchill	Off. Rec.		224333	Lyon	Off. Rec.		0104086
Clark	861226		00857	Mineral	112 Off. Rec.	352	078762
Douglas	1286 Off.Rec.	2432	147018	Nye	558 Off. Rec.	075	173588
Elko	545 Off. Rec.	316	223111	Pershing	187 Off.Rec.	179	151646
Esmeralda	110 Off.Rec.	244	109321	Storey	055 Off.Rec.	555	58904
Eureka	153 Off.Rec.	187	106692	Washoe	2464 Off.Rec.	0571	1126264
Humboldt	223 Off.Rec.	781	266200	White Pine	104 Off.Rec.	531	241215
Lander	279 Off.Rec.	034	137077				

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 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 \$15.00 for each change in parties, or for each change in a party making or receiving a payment secured hereby.

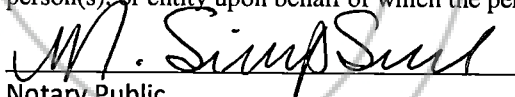
The undersigned Trustor requests that a copy of any notice of default and any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.


 EDWIN A. VALENTINE


 LISA A. WETZEL

STATE OF NEVADA
 COUNTY OF Douglas

On this 15th day of November 2016, before me a Notary Public in and for said County and State, personally appeared Edwin A. Valentine and Lisa A. Wetzel Personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.


 Notary Public

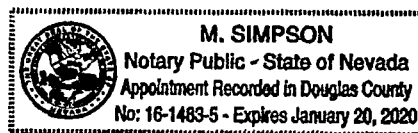


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 16, as shown on the Map of KINGSLANE UNIT NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on December 26, 1968, as Document No. 43243.

Assessor's Parcel No. 1220-04-111-017

