

DOUGLAS COUNTY, NV

2018-915875

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\$35.00

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TITLE SERVICE AND ESCROW - YERINGTON

KAREN ELLISON, RECORDER

APN 1023-00-002-003
Order No. TSL-39325-SL

WHEN RECORDED MAIL TO:

THOMAS E. DRENDEL, Trustee
THE GEORGE C. ROBERTS RESIDUARY TRUST
2245 HEDGEWOOD DR.
RENO, NV 89509

SPACE ABOVE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 19 day of June, 2018, between PARK RANCH HOLDINGS, LLC, a Nevada limited liability company, herein called TRUSTOR, whose address is 1300 BUCKEYE RD., SUITE A, MINDEN, NV 89423, TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, herein called TRUSTEE, and THOMAS E. DRENDEL, Trustee of THE GEORGE C. ROBERTS RESIDUARY TRUST, dated September 5, 1999, herein called BENEFICIARY, whose address is 2245 HEDGEWOOD DR., RENO, NV 89509

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS, AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Douglas County, Nevada, described as:

PARCEL 1:

TOWNSHIP 9 NORTH, RANGE 23 EAST, MDB&M

SECTION 4: NORTHWEST QUARTER (NW1/4)

SECTION 5: NORTH HALF (N 1/2); NORTH HALF (N 1/2) OF SOUTH HALF (S 1/2)

PARCEL 2:

TOWNSHIP 10 NORTH, RANGE 23 EAST, MDB&M

SECTION 20: WEST HALF (W ½) OF THE NORTHEAST QUARTER
(NE ¼); WEST HALF (W ½) OF SOUTHEAST QUARTER
(SE ¼); SOUTHEAST QUARTER (SE ¼) OF SOUTHEAST
QUARTER (SE ¼)

SECTION 29: ALL

SECTION 32: ALL

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

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 \$500,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this 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:

Lyon, OCT 30, 1997 as No. 211663
Mineral, NOV 4, 1997, in Book 173, Pages 267 - 269 as No. 117835

COUNTY	DOC. NO.	BOOK	PAGE
Douglas	24495	22	415

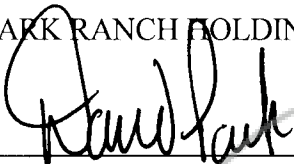
(which provisions, identical in all counties) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provision; and that the references to property, obligations, and parties in said provisions shall be construed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

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be reasonable and with respect to attorneys' fees provided for by covenant 7 the percentage shall be reasonable.

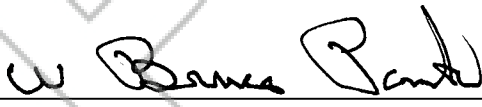
Trustor agrees that Trustor shall not assign or transfer this Deed of Trust, the Promissory Note secured hereby, or any obligation or interest hereunder or the property, or any part thereof, which is described in this Deed of Trust, without written consent of Beneficiary. Any attempted Assignment or Transfer by Trustor in violation of the foregoing provision may, at Beneficiary's option, be deemed a default by the Trustor, and Beneficiary may pursue such remedy or remedies as may be available to it for such a material breach.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

PARK RANCH HOLDINGS, LLC, a Nevada limited liability company



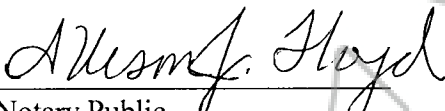
DAVID PARK, Manager



W. BRUCE PARK, Manager

STATE OF NEVADA)
)
COUNTY OF Douglas) ss.

On this 19 day of June, 2018, before me, a Notary Public in and for said State, personally appeared DAVID PARK and W. BRUCE PARK, who acknowledged to me that they executed the within instrument.



Notary Public

