

DOUGLAS COUNTY, NV

2020-951708

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FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1318-23-212-062
Escrow No. 20007254-DR

When Recorded Return to:
First Centennial Title Company of Nevada
896 W Nye Ln, Ste 104
Carson City, NV 89703

SPACE ABOVE FOR RECORDERS USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 25 day of August, 2020 between Edward Starrs, an unmarried man, TRUSTOR, whose address is 122 Snowbird Court B, Stateline, NV 89449, FIRST CENTENNIAL TITLE COMPANY OF NEVADA, TRUSTEE, and Lisler, Inc, a Washington Corporation BENEFICIARY, whose address is 57 Bentley Drive, Kelso, WA 98626, WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Douglas, State of NEVADA described as:

That portion of Lot 30, as shown on the Map of Lake Village Unit 2C, filed in the office of the County Recorder of Douglas County, Nevada, on March 10, 1972, as Document No. 58124, and on Amended Map recorded on April 27, 1973, as Document No. 65826, more particularly described as follows:

Commencing at the center of said Lot 30, being a circular lot with a radius of 35.00 feet;

Thence South 89°50'20" East 35.0.0 feet to a point on the boundary of said Lot 30, said point being the True Point of Beginning;

Thence along said boundary being a curve to the left having a tangent bearing of North 00°09'40" East and being concave to the Southwest through a central angle of 32°37'22" with a radius of 35.00 feet, an arc length of 19.93 feet to a point on the boundary of said Lot which lies North 57°32'18" East, 25.00 feet from the center of said Lot;

Thence leaving said boundary South 73°50'59" West, a distance of 67.18 feet to a point on the boundary of said Lot 30, which bears North 89°50'20" West, 35.00 feet from the center of said Lot 30;

Thence along said boundary being a curve to the left having a tangent bearing of South 00°09'40" West and being concave to the Northeast through a central angle of 32°37'22" with a radius of 35.00 feet, an arc distance of 19.93 feet to a point, which bears South 57°32'18" West, 35.00 feet from the center of said Lot 30;

Thence leaving said boundary North 73°50'59" East, 67.18 feet to the Point of Beginning

Said described Parcel of Lot 30 is further set forth as Parcel B of that certain Parcel Map recorded September 24, 1976, as Document No. 03498, Official Records.

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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 \$240,000.00 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 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
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


Edward Starr
Edward Starrs

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me 8-27-2020 on this ___ day of _____, 20___, by Edward Starrs.

Dena Reed
Notary Public

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023

