

The undersigned hereby affirms that this document submitted for recording does not contain a Social Security Number.

APN: 1320-05-002-013

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When recorded mail to:

J. Chase Whittemore, Esq.

Argentum Law

6121 Lakeside Dr., #208

Reno, NV 89511

DEED OF TRUST

This Deed of Trust is made this 12th day of November by and between RAY KEARA MARTIN PROPERTIES LLC, a Nevada Limited Liability Company, as "Trustor," to FIRST CENTENNIAL TITLE COMPANY OF NEVADA, 1450 Ridgeview Dr., Reno, NV 89519, as "Trustee" for the benefit of SILVER AND BLUE HOLDING CO., LLC, a Nevada limited liability company, as to an undivided 85% interest, LORRAINE PERRY HUNT, TRUSTEE OF THE LORRAINE PERRY HUNT LIVING TRUST, DATED APRIL 29, 2005, as amended, or restated or her successors, as to an undivided 7.5% and LORRAINE T. HUNT, TRUSTEE of the MARY M. PERRY SURVIVORS'S TRUST OF THE ALBERT F. PERRY AND MARY M. PERRY FAMILY TRUST, dated JUNE 29, 1982, as to undivided 7.5% together as "Beneficiary."

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 OPERATIONN 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 and any improvements erected on the Property, and all easements, reversions, appurtenances, and fixtures.

Trustor, in order to secure a Promissory Note (the "Note") to Beneficiary, Trustor irrevocably grants, bargains and sells to Trustee, in trust, with power of sale, all of its rights, title and interest in and to the property located in the city of Minden, county of Douglas, state of Nevada, commonly known as 0 Nowlin Rd. (the "Property"), and more particularly described on Exhibit A hereto and incorporated herein by this reference.

TO SECURE to Beneficiary Promisor's performance under the Promissory Note (the "Note") between Promisor and Promisee of even date herewith. The terms and conditions of the Note are incorporated herein by this reference.

COVENANTS: Trustor and Beneficiary agree:

1. **Statutory Covenants.** The following Covenants, Nos. 1, 2, 6, 7 (reasonable attorneys' fees), 8 and 9 of NRS 107.030 are hereby adopted and made a part of this Deed of Trust.
2. **Events of Default.** Trustor shall be in default under this Deed of Trust if Promisor fails to comply with his obligations under the Note.
3. **Reconveyance.** Beneficiary shall reconvey this Deed of Trust within seven (7) business days after Promisor's payment in full of the Note.
4. **Notice.** Any notice provided for in this Deed of Trust shall be mailed by certified mail to Trustor at the address stated above or any address Trustor may designate and to Beneficiary by certified mail to Beneficiary's address.
5. **Governing Law; Severability.** This Deed of Trust shall be governed by the laws of Nevada. If any provision or clause of this Deed of Trust conflicts with applicable law, the conflict shall not affect other provisions of this Deed of Trust which can be given effect without the conflicting provisions, and to this end the provisions of this Deed of Trust are declared to be severable.

TRUSTOR:

RAY KEARA MARTIN PROPERTIES LLC,
a Nevada limited liability company

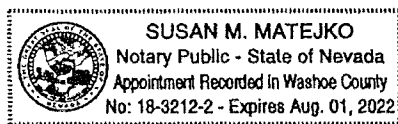
By: *Keira Huddleson*
Keira Huddleson, Managing Member

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

On November 12, 2020, before me, SUSAN M. MATEJKA Notary Public in and for said state, personally appeared KEARA HUDDLESON, proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument, and acknowledged to me that he executed the instrument in their authorized capacity, and that by his signature on the instrument, the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Susan M. Matejko
NOTARY PUBLIC



COPY

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located within a portion of the East one-half (E ½) of Section 5, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southwest corner of Parcel 1 as shown on the Record of Survey Supporting a Boundary Line Adjustment for Douglas County and Nilwon Limited Partnership, recorded October 4, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 524314;

Thence along the Westerly line of said Parcel 1, North 00°02'43" West, 968.50 feet to the Northwest corner of said Parcel 1, said point also along the Southwest corner of Parcel 3 per said Record of Survey, the Point of Beginning;

Thence along the Westerly line of said Parcel 3, North 00°02'43" West, 2413.60 feet to the Northwest corner of said Parcel 3;

Thence along the Northerly line of said Parcel 3, North 89°50'52" East, 990.31 feet to the Northeast corner of said Parcel 3;

Thence along the Easterly line of said Parcel 3, South 00°02'30" East, 831.78 feet;

Thence leaving said Easterly line, South 89°33'14" West, 455.23 feet;

Thence South 00°02'30" East, 1581.61 feet to a point on the Northernly line of said Parcel 1;

Thence along said Northerly line of Parcel 1, North 89°55'30" West, 534.93 feet to the Point of Beginning.

Reference is made to Record of Survey recorded September 8, 2004 in Book 904, Page 2514, as Document No. 623655.

NOTE: Said legal description was previously recorded in Grant, Bargain, Sale Deed recorded September 17, 2004, in Book 904, Page 7021, as Document No. 624430, Official Records, Douglas County, Nevada.

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