

A. P. No. 1320-11-001-020
Escrow No. 122527-SLA

When recorded mail to:
Mary Ann Collier, Successor Trustee
Of The Collier Family Trust dated
April 27, 1994
P.O. Box 38
Minden, NV 89423

DEED OF TRUST
WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made December 9, 2020, between LANCE BENTON and NANCY BENTON, Trustees of the THE LANCE AND NANCY BENTON LIVING TRUST dated October 1, 2020, herein called "Trustor", whose address is: 1020 Alexander Court, Dixon, CA 95620 WESTERN TITLE COMPANY, LLC, a Nevada Limited Liability Company, herein called "Trustee", and MARY ANN COLLIER, Successor Trustee of the COLLIER FAMILY TRUST dated April 27, 1994, whose address is: P.O. Box 38, Minden, NV 89423, herein called "Beneficiary",

W I T N E S S E T H:

That Trustor irrevocably grants to Trustee in trust, with power of sale, all interest of Trustor in that certain property situate in the County of Douglas, State of Nevada, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF..

TOGETHER WITH, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject, however, to the right of Beneficiary, during any period of default hereunder, and without waiver of such default, to collect said rents, issues and profits by any lawful means, and to apply the same, less costs and expenses of collection, to any indebtedness secured hereby.

FOR THE PURPOSE OF SECURING: (1) Payment of the principal sum of \$350,000.00, 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;

(2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) payment of such additional sums which may hereafter be loaned to Trustor by Beneficiary when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

AND THIS INDENTURE FURTHER WITNESSETH:

1. Trustor agrees to properly care for and keep said property in good condition and repair; not to remove, damage or demolish any building or improvement thereon without approval from Trustee; to complete in a good and workmanlike manner any building or improvement which may be constructed thereon, and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws, ordinances and regulations relating to any alterations or improvements made thereon; not to commit or permit any waste thereof; not to commit, suffer or permit any act to be done in or upon said property in violation of any law, covenant, condition or restriction affecting said property; to cultivate, irrigate, fertilize, fumigate, prune and/or do any other act or acts, all in a timely and proper manner, which, from the character or use of said property, may be reasonably necessary, the specific enumerations herein not excluding the general.

2. Trustor agrees to pay and discharge all costs, fees and expenses of this trust incurred in connection with any default by Trustor.

3. During the continuance of this trust, Trustor covenants to keep all buildings that may now or at any time be on said property in good repair and insured against loss by fire, with extended coverage endorsement, in a company or companies authorized to issue such insurance in the State of Nevada. Said insurance shall be in such sum or sums as shall equal the total indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust, or the maximum full insurable value of such buildings, whichever is less. Said insurance shall be payable to Beneficiary to the amount of the unsatisfied obligation to Beneficiary hereby secured. The policy or policies of said insurance shall be delivered to Beneficiary or to the collection agent of Beneficiary, as further security, and in default thereof, Beneficiary may procure such insurance and/or make such repairs, and expend for either of such purposes such sum or sums as Beneficiary shall deem necessary. The amount collected by Beneficiary under any fire or other insurance policy may be applied by Beneficiary upon the indebtedness secured hereby and in such order as Beneficiary may determine, or, at any part thereof, may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

4. To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the

security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

5. Trustor promises and agrees that if, during the existence of this trust, there be commenced or pending any suit or action affecting said property, or any part thereof, or the title thereto, or if any adverse claim for or against said property, or any part thereof, be made or asserted, he will appear in and defend any such matter supporting to affect the security and will pay all costs and damages arising because of such action.

6. Any award of damages in connection with any condemnation for public use of, or injury to said property, or any part thereof, is hereby assigned and shall be paid to Beneficiary, who may apply or release such moneys received by him in the same manner and with the same manner and with the same affect as herein provided for disposition of proceeds of insurance.

7. Except as may be required by law, Trustee shall be under no obligation to notify any party hereto of any pending sale of said property, whether such sale is by foreclosure or otherwise, or of any action or proceeding in which Trustor or Beneficiary or Trustee shall be a party, unless brought by Trustee.

8. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment, when due, of all other sums so secured or to declare default, as herein provided, for failure to so pay.

9. At any time, and from time to time, without liability therefore, upon written request of Trustor and Beneficiary, and without affecting the personal liability of any person for payment of the indebtedness secured hereby or affect of this Deed of Trust upon said property, Trustee may consent in writing to the making of any map or plat thereof or join in granting any easement thereon.

10. Upon receipt of written request from Beneficiary reciting that all sums secured hereby have been paid and upon surrender of this Deed of Trust and the note secured hereby to Trustee for cancellation and retention, or such other disposition as Trustee, in its sole discretion, may choose, and upon payment of its fees, the Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters of fact shall be conclusive proof of the truth thereof. The Grantee in such reconveyance may be described in general terms as "the person or persons legally entitled thereto".

11. Should Trustor default in the payment of any indebtedness secured hereby, or in the performance of any of the covenants and agreements herein contained or incorporated herein by reference, Beneficiary may declare all sums secured hereby immediately due and payable.

12. The following covenants Nos. 1, 2, 3, 4 (interest 2.50%), 5, 6, 7 (counsel fees – a reasonable percentage), 8 and 9 of Nevada Revised Statutes 107.030, are hereby adopted and made a part of this Deed of Trust, and, notwithstanding any provision of said covenant No. 7 to the contrary, proceeds of any foreclosure sale shall be distributed pursuant to the provisions of Nevada Revised Statutes 40.462.

13. Trustor agrees to pay any deficiency arising from any cause after application of the proceeds of the sale held in accordance with the provisions of the covenants hereinabove adopted by reference.

14. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. It is expressly agreed that the Trust created hereby is irrevocable by Trustor.

15. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law, reserving, however, unto the Trustee, the right to resign from the duties and obligations imposed herein whenever Trustee, in its sole discretion, deems such resignation to be in the best interest of the Trustee. Written notice of such resignation shall be given to Trustor and Beneficiary.

16. In this Deed of Trust, unless the context requires otherwise, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. The term “Beneficiary” includes any future holder of the note secured hereby. The term “Trustor” includes the term “Grantor”.

///

///

/// **THIS SPACE INTENTIONALLY LEFT BLANK**

///

///

///

///

///

///

///

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

A parcel of land located in the Northeast 1/4 corner of Section 11, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Commencing at the found West 1/4 corner of said Section 11, proceed South 89°52'52" East, a distance of 3,295.23 feet along the 1/4 section line to the True Point of Beginning, which is the Southwest corner of the parcel; thence North 0°32' West, a distance of 649.84 feet, to the Northwest corner of the parcel; thence South 89°52'52" East, a distance of 670.37 feet, to the Northeast corner of the parcel; thence South 0°32' East, a distance of 649.84 feet to the Southeast corner of the parcel; thence North 89°52'52" West, a distance of 670.37 feet along the section line to the Point of Beginning.

Said land being more fully shown as Parcel No. 4 on that certain Parcel Map recorded in the office of the County Recorder of Douglas County, Nevada, on May 18, 1976 as Document No. 00327, Official Records.

Together with non-exclusive easements for ingress and egress for public roads and utilities, over under and across all those strips of land being 40 feet and 50 feet in width located in the Northeast 1/4 of Section 11, Township 13 North, Range 20 East, M.D.B.&M. and being more fully set forth on that certain Parcel Map recorded in the office of the County Recorder of Douglas County, Nevada, on May 18, 1976 as Document No. 00327, Official Records. Excepting therefrom a strip of land being 25 feet in width, adjacent to and Easterly of the Westerly boundary of the hereinabove described parcel of land.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 29, 1994, in Book 494, Page 5966 as Document No. 336453 of Official Records.

Parcel 2:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

A lot line adjustment between the land of Roy T. and Mary A. Collier as described in deed filed for record in Book 776 at Page 172, as Document No. 01508, Official Records of Douglas County, Nevada; and the lands of Charles A. Kincaid, Junior as described in deed filed for record in Book 20 at Page 234, as Document No. 23717, Official Records of Douglas County, Nevada; and more particularly described as follows:

A parcel of land lying East of the East boundary of Parcel 4 as shown on Parcel Map No. 00327 filed for record in Book 576 at Page 759 as Document No. 00327, Official Records of Douglas County, Nevada and West of the East line of the West 1/2 of the Northeast 1/4 of said Section 11; and more particularly described as follows:

Commencing at the Northeast corner of said Section 11 as shown on the Record of Survey for Arlene Reed filed for record in Book 1189 at Page 2585 as Document No. 215092, Official Records of Douglas County, Nevada, thence along the North line of said Section 11 North 89°20'26" West a distance of 1317.44 feet to the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 11; thence along the East line of said West 1/2 of the Northeast 1/4 South 00°14'57" East a distance of 2,000.98 feet to the True Point of Beginning; thence continuing along said East line South 00°14'57" East a distance of 650.08 feet to the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 11; thence along the South line of said West 1/2 North 89°14'13" West a distance of 17.61 feet to the Southeast corner of aforesaid Parcel 4; thence along the East line of said parcel North 00°07'59" East a distance of 650.03 feet (North 00°32'00" West, 649.84 feet per map Document No. 00327) to the Northeast corner of said Parcel 3A; thence leaving said East line South 89°13'35" East a distance of 13.27 feet to the True Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 29, 1994, in Book 494, Page 5973 as Document No. 336455 of Official Records.

**Assessor's Parcel Number(s):
1320-11-001-020**