

THE UNDERSIGNED HEREBY AFFIRMS THAT  
THIS DOCUMENT DOES NOT CONTAIN A  
SOCIAL SECURITY NUMBER PER NRS 239B.030.  
**APN NO. 1318-23-410-064**



KAREN ELLISON, RECORDER

Recording Requested by:  
KERRY REYNOLDS

Mail tax statements to:  
KRISTIN HITCHCOCK  
P.O. Box 10964  
Zephyr Cove, NV 89448

And When Recorded Mail Document to:  
KERRY REYNOLDS  
1510 Kings Road  
Newport Beach, CA 92663

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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

### SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 12 day of MARCH, 2021 between  
KRISTIN HITCHCOCK, an unmarried woman, herein called **TRUSTOR**, whose address is:  
P.O. Box 10964, Zephyr Cove, NV 89448, and KERRY REYNOLDS, an unmarried woman,  
herein called **BENEFICIARY and TRUSTEE**, whose address is: 1510 Kings Road, Newport  
Beach, CA 92663.

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF  
DOUGLAS, STATE OF NEVADA DESCRIBED AS FOLLOWS:

LOT 61 PONDEROSA PARK SUBDIVISION AS SHOWN IN THE OFFICIAL MAP  
RECORDED FEBRUARY 25, 1970 AS DOCUMENT NO. 47249.

Which has the address of: 176 Crescent Drive, Stateline, NV

**DUE ON SALE 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 Beneficiaries 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 given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

**FOR THE PURPOSE OF SECURING:** 1. Performance of each agreement of Trustors incorporated by reference or contained herein. 2. Payment of indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$140,000.00 executed by Trustors in favor of KERRY REYNOLDS, Beneficiary. 3. Payment of such additional sums as may hereafter be borrowed from Beneficiary by the then record owner of said property, when evidenced by another promissory note (or notes) reciting it is so secured.

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

COUNTY DOC#	BOOK	PAGE	DOC#	COUNTY	BOOK	PAGE
Carson	Off. Rec.	000-52836	Lincoln	73 Off. Rec.	248	86043
City	Off. Rec.	224333	Lyon	Off. Rec.		0104086
Churchill	861226	00857	Mineral	112 Off. Rec.	352	078762
Clark	Off. Rec.	2432-147018	Nye	558 Off. Rec.	075	173588
Douglas	1286 Off. Rec.	316-223111	Pershing	187 Off. Rec.	179	151646
Elko	545 Off. Rec.	244-109321	Storey	055 Off. Rec.	555	58904
Esmeralda	110 Off. Rec.	187-106692	Washoe	2464 Off. Rec.	0571	1126264
Eureka	153 Off. Rec.	781-266200	White Pine	104 Off. Rec.	531	241215
Humboldt	223 Off. Rec.	034-137077				
Lander	279 Off. Rec.					

(which provisions, identical to all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made apart hereof as fully as though set forth herein at length; that he will observe and perform said provisions; 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 undersigned Trustors request that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to them at their address herein before set forth.

  
 Signature: KRISTIN HITCHCOCK

**NEVADA INDIVIDUAL ACKNOWLEDGMENT**  
**NRS 240.166**

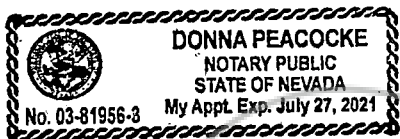
State of Nevada  
County of Carson City } ss.

This instrument was acknowledged before me  
on 03-12-2021 by  
Date

Kristin J. Hitchcock (.)  
Name of Signer No. 1

(and

\_\_\_\_\_) )  
Name of Signer No. 2 (if any)



Place Notary Seal and/or Stamp Above

Donna Peacocke  
Signature of Notary Public

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document  
or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Short Form Deed of Trust & Assignment of Rents  
Document Date: 03-12-2021 Number of Pages: 3  
Signer(s) Other Than Named Above: \_\_\_\_\_