

DOUGLAS COUNTY, NV

2021-965141

Rec:\$40.00

\$40.00

Pgs=6

04/08/2021 12:45 PM

ETRCO

KAREN ELLISON, RECORDER

APN: 1220-11-001-075
Escrow No. 120627-AMG

When Recorded Return to:
Patricia D. Clark
PO Box 1923
Minden, NV 89423

SPACE ABOVE FOR RECORDERS USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 1st day of April, 2021 between Raymond Van Winkle Sr., a married man as his sole and separate property and Dennis McDuffee, a married man as his sole and separate property, as joint tenants TRUSTOR, Western Title Company, TRUSTEE, and Patricia D. Clark, an unmarried woman as to an undivided 50% interest and Jay Dacre Marriage, an unmarried man as to an undivided 50% interest BENEFICIARY, WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Douglas, State of NEVADA described as:

See Exhibit "A" attached hereto and made part hereof

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 \$450,000.00 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

SPACE BELOW FOR RECORDER

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
COUNTY	BOOK	PAGE	DOC. NO.
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.

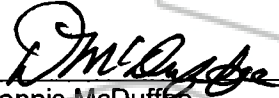
SPACE BELOW FOR RECORDER

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



Raymond Van Winkle Sr.



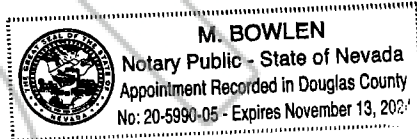
Dennis McDuffee

STATE OF NEVADA
COUNTY OF ~~CARSON CITY~~
Douglas

This instrument was acknowledged before me on April 1, 2021,
by **Raymond Van Winkle Sr. and Dennis McDuffee**



NOTARY PUBLIC



SPACE BELOW FOR RECORDER

STATE OF NEVADA

} s.s.

COUNTY OF Douglas

This instrument was acknowledged before me on

April 2, 2021,

by Dennis McDuffee.

M Bowlen
Notary Public



M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024

COPY

EXHIBIT "A"

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

A Parcel of land being a portion of Section 11, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southwest corner of Parcel 1 as shown on the Final Industrial Subdivision Map for Old Sawmill Industrial Park, LLC filed for record May 15, 2009 in the office of Recorder, Douglas County, Nevada as Document No. 743278;

thence along the southerly boundary of said Parcel 1, South 89°11'19" East, 1,871.13 feet;

thence South 01°03'58" West, 300.00 feet;

thence South 89°11'19" East, 292.00 feet to a point on the westerly right-of-way line of Sawmill Road;

thence along said westerly right-of-way line of Sawmill Road, South 01°03'58" West, 2,306.12 feet to a point on the northerly right-of-way line of Pinenut Road;

thence along said northerly right-of-way line of Pinenut Road, North 89°07'57" West, 532.90 feet to a point on the easterly bank of the Upper Allerman Canal; thence along the said easterly bank of the Upper Allerman Canal the following courses:

North 20°01'25" West, 196.07 feet;

North 17°06'45" West, 68.14 feet;

North 02°36'24" West, 59.53 feet;

North 09°56'25" West, 103.12 feet;

North 21°40'28" West, 46.81 feet;

North 33°44'20" West, 43.99 feet;

North 44°30'58" West, 107.79 feet;

North 38°52'52" West, 106.64 feet;

North 31°54'12" West, 196.64 feet;

North 26°37'19" West, 102.17 feet;

North 13°32'34" West, 143.84 feet;

North 21°51'17" West, 107.02 feet;

North 24°25'12" West, 108.92 feet;

North 40°20'35" West, 74.92 feet;

North 33°35'28" West, 225.46 feet;

North 43°21'01" West, 69.71 feet;

North 40°11'12" West, 74.97 feet;

North 58°05'29" West, 61.02 feet;

North 64°39'43" West, 62.32 feet;

North 73°47'11" West, 118.14 feet;

North 72°41'55" West, 86.56 feet;
North 69°29'34" West, 151.89 feet;
North 75°41'48" West, 61.96 feet;
North 86°11'22" West, 91.69 feet;
North 68°34'22" West, 66.32 feet;
North 40°57'54" West, 28.61 feet;
North 17°19'27" West, 67.72 feet;
North 11°49'47" West, 437.88 feet;
North 05°49'08" West, 169.74 feet;
North 22°43'47" East, 139.00 feet to the POINT OF BEGINNING.

The Basis of Bearing for this description is South 89°11'19" East, the south line of Parcel 1 as shown on the Final Industrial Subdivision Map for Old Sawmill Industrial Park, LLC filed for record May 15, 2009 in said office of Recorder as Document No. 743278.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 23, 2020, as Document No. 2020-953208 of Official Records.

Assessor's Parcel Number(s):
1220-11-001-075