

THE UNDERSIGNED HEREBY AFFIRMS THAT  
THIS DOCUMENT DOES NOT CONTAIN A  
SOCIAL SECURITY NUMBER PER NRS 239B.030.



SHAWNYNE GARREN, RECORDER

RECORDING REQUESTED BY:  
MARRIA A. CLENDENIN

WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:  
MARRIA A. CLENDENIN  
P.O. Box 126  
Zephyr Cove, NV 89448

APN NO. 1219-03-002-008

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 14th day of September, 2023 between CHARLES BREMSON, an unmarried man, herein called **TRUSTOR**, whose address is: P.O. Box 126, Zephyr Cove, NV 89448, and MARRIA A. CLENDENIN, an unmarried woman, herein called **BENEFICIARY and TRUSTEE**, whose address is: P.O. Box 126, Zephyr Cove, NV 89448

**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 Section 3, Township 12 North, Range 19 East M.D.B.&M., County of Douglas, State of Nevada, described as follows:

Parcel 4B, as set forth on the Parcel Map for JOE M. EDWARDS, PATRICIA R. EDWARDS, MICHAEL REMINGTON, SHIRLEY REMINGTON, RAYMOND M. SMITH, SCOTT M. SMITH and ANGELA M. SMITH, filed for record in the Office of the Recorder, Douglas County, Nevada, on January 15, 1993 in Book 193, Page 2110, as Document No. 297458.

Commonly known as: 219 Mountain Reach Court, Gardnerville, NV 89410

**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.

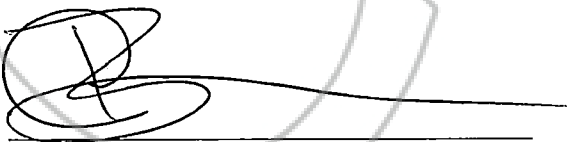
**FOR THE PURPOSE OF SECURING:** 1. Performance of each agreement of Trustors incorporated by reference or contained herein. 2. Payment of indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of Two Hundred Thousand and No/100 Dollars (\$200,000.00) executed by Trustor in favor of MARRIA A. CLENDENIN, 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.



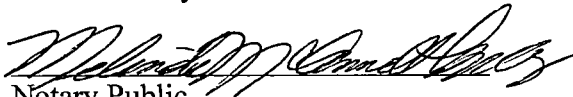
Signature: CHARLES BREMSON

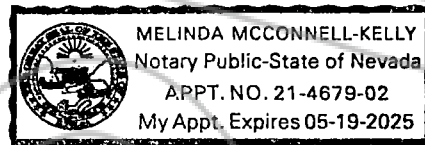
-LOOSE CERTIFICATE OF ACKNOWLEDGMENT ATTACHED-

**State of Nevada**  
**Carson City**

On this 14<sup>th</sup> day of September 2023 before me, a Notary Public, personally appeared CHARLES BREMSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A SHORT FORM DEED OF TRUST AND  
ASSIGNMENT OF RENTS  
dated September 14, 2023