

DOUGLAS COUNTY, NV      **2023-1001757**  
Rec:\$40.00  
\$40.00      Pgs=4      10/25/2023 02:06 PM  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

APN: 1319-18-310-004

File No.: 2133304-ASK

**When Recorded Return To:**

Dennis Giangreco and Maria Giangreco

346 2<sup>nd</sup> Tee Drive

Incline Village NV 89451

**DEED OF TRUST WITH ASSIGNMENTS OF RENTS**

**THIS DEED OF TRUST**, made between Jeremy Page, **TRUSTOR** whose address is 951 Divot Ct, Incline Village, NV 89451 and Home Buyers' Solution, LLC, a Nevada Limited Liability Company, as **TRUSTEE**, and **Dennis Giangreco and Maria Giangreco, husband and wife as joint**, as **BENEFICIARY**, whose address is 346 2<sup>nd</sup> Tee dr. Incline Village NV 89451

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Washoe, State of Nevada, described as: 195 West Dr, Stateline, NV 89449

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

**DUE ON SALE:**

"If the Trustor shall Sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the Beneficiary being first had and obtained, Beneficiary shall have the right, at their option except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any Note evidencing the same, immediately due and payable in full."

Together with rents, issues and profits, thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, and profits.

For the purposes of security (1) payment of the sum \$700,000 with interest thereon according to the terms of the promissory note or notes of event date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewal 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 hereinafter 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 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.		County	Book	Page	Doc. No.
Churchill	39 Mortgages	363	115384		Lincoln			45902
Clark	850 Off. Rec.		682747		Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050		Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747		Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922		Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941		Pershing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075		Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782		Washoe	300 Off. Rec.	517	107192
					White Pine	295 R.E. Records	258	

Shall inure to bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in subdivision A and B, (Identical in all counties, and printed below) 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 charge for a statement regarding the obligation secured hereby, provided the charge therefore does not exceed a reasonable amount.

The undersigned Trustor requests that copy of any "Notice of Default" or any "Notice of Sale" hereunder be mailed to him at his address above set forth.

**Dated:**

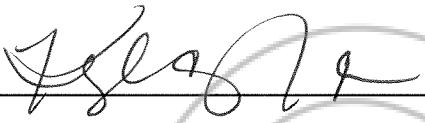
10-24-23

Home Buyers' Solution, LLC

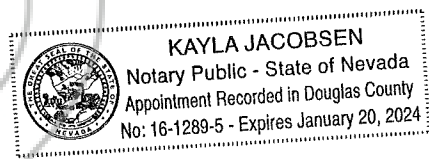
By   
Jeremy Page, Manager

STATE OF Nevada )  
COUNTY OF Carson )

This Instrument was acknowledged before me on this 24 day of October 2023  
by Jeremy Page

  
Notary Public

(My Commission Expires Jan. 20, 2024)



**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 2133304

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

Lot 45 as shown on the Amended Map of KINGSBURY VILLAGE SUBDIVISION UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, July 10, 1963, Document No. 22952.

