

APN # 1022-13-001-022

Escrow # 02301915-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.  
1483 US Highway 395 N, Suite B

Gardnerville, NV 89410

DEED OF TRUST

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(Title on Document)

Document # 2023-1002115 is being re-recorded to correct Beneficiary's address.

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

DOUGLAS COUNTY, NV      2023-1002115  
Rec:\$40.00  
\$40.00      Pgs=7      11/07/2023 03:50 PM  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

A.P. No. 1022-13-001-022

Escrow No. 02301915-RLT

When recorded mail to:

Simon Properties, LLC  
4723 Corie Ct  
Gardnerville, NV 89434<sup>60</sup>

**AFFIRMATION PURSUANT TO  
NRS 111.312(1) (2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

**DEED OF TRUST  
WITH ASSIGNMENT OF RENTS  
(Securing Revolving Credit Note)**

THIS DEED OF TRUST WITH ASSIGNMENT OF RENTS, made  
November 7, 2023, between RYAN VAN GORDER, an  
unmarried man, herein called "Trustor", whose address is:  
4220 Bosler Way Wellington, NV 89444

TICOR TITLE OF NEVADA, INC., a Nevada corporation, herein  
called "Trustee", and SIMON PROPERTIES, LLC, a Nevada limited  
liability company, herein called "Beneficiary", whose address  
is: 4723 Corie Court, Gardnerville, NV 89434<sup>60</sup>

A.P. No. 1022-13-001-022

Escrow No. 02301915-RLT

When recorded mail to:

Simon Properties, LLC  
4723 Corie Ct  
Gardnerville, NV 8943460

**E-RECORDED** *simplifile*

ID: 2023-1002115

County: Douglas

Date: 11-7-23 Time: 3:50

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NRS 111.312(1)(2) AND 239B.030(4)**

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November 7, 2023, between RYAN VAN GORDER, an  
unmarried man, herein called "Trustor", whose address is:  
4220 Bosler Way Wellington, NV 89444,  
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liability company, herein called "Beneficiary", whose address  
is: 4723 Corie Court, Gardnerville, NV 8943460

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:

PARCEL 1:

Parcel 1 as shown on Parcel Map LDA #05-063 for David & Jennifer Evans, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 19, 2008, in Book 0908 at Page 4279 as Document No. 730312, Official Records.

PARCEL 2:

Being all that portion of Section 13 and the East half of Section 14, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall insure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width, the centerline of which is described as follows:

Commencing at North quarter corner of said Section 14; thence South 89°51' East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right of way line of State Route No. 3, the True Point of Beginning; thence along said line South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30'00" for an arc distance of 196.35 feet; thence South 35°30' East 2287.85 feet; thence on a curve to the left; the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence South 64°45' East 1559.09 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 49°29'15" for an arc distance of 431.86 feet; thence North 65°45'45" East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius

of 500 feet through a central angle of  $16^{\circ}40'22''$  for an arc distance of 145.50 feet; thence North  $49^{\circ}05'23''$  East a distance of 1161.73 feet to the True Point of Ending. ALSO Commencing at North quarter corner of said Section 14; thence South  $89^{\circ}51'$  East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South  $13^{\circ}00'$  East 104.32 feet to a point on the Southerly right of way line of State Route No. 3; thence South  $13^{\circ}00'$  East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $07^{\circ}04'13''$  for an arc distance of 61.70 feet to the True Point of Beginning; thence North  $76^{\circ}34'$  East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $28^{\circ}59'00''$  for an arc distance of 129.23 feet; thence South  $74^{\circ}27'$  East a distance of 3465.80 feet to the True Point of Ending.

Reference is made to Record of Survey filed in the Office of the County Recorder of Douglas County, Nevada, on October 10, 1969, under File No. 45991, and the above described easements shown as Bosler Way and Kyle Drive.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Document No. 2023-994913, Official Records, Douglas County, Nevada.

TOGETHER WITH, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the revision and revisions, 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 maximum principal sum of \$250,000.00, WHICH PRINCIPAL SUM MAY BE PAID AND RE-BORROWED, ALL OR IN PART, according to the terms of a Revolving Credit 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 alter, remove, damage or demolish any building or improvement thereon; 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 the option of Beneficiary, the entire amount so collected, or 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. 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 purporting to affect the security and will pay all costs and damages arising because of such action.

5. 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 effect as herein provided for disposition of proceeds of insurance.

6. 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.

7. 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.

8. 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 the effect 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.

9. 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".

10. 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.

11. The following covenants Nos. 1, 3, 4 (interest 12%), 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.

12. 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.

13. 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.

14. Trustee accepts this trust when the 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.

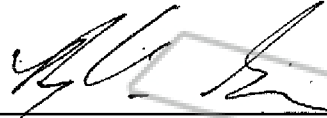
15. In this deed of trust, unless the context requires otherwise, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. The term "Beneficiary" includes any future holder of the note secured hereby. The term "Trustor" includes the term "Grantor".

16. If all or any portion of the property which is the subject of this Deed of Trust is conveyed from Trustor by deed, contract, execution, instrument or any other mode or means, voluntarily or involuntarily, not caused by the demise of Trustor, which will effect, in law or equity, a divestiture of



Trustor's interest or title in said property, the note secured hereby shall accelerate and the entire balance of principal and interest, including guaranteed interest, then unpaid, plus any prepayment penalties, shall forthwith become due and payable without notice or demand.

TRUSTOR:



Ryan Van Gorder

State of Nevada )  
County of ~~Washoe~~ *Douglas* ) ss

This instrument was acknowledged before me on 11/17/23, 2023, by RYAN VAN GORDER.

  
Notary Public

