

DOUGLAS COUNTY, NV      **2023-1003482**  
Rec:\$40.00  
\$40.00      Pgs=4      12/28/2023 03:15 PM  
SIGNATURE TITLE - MINDEN  
SHAWNYNE GARREN, RECORDER

APN: 1219-26-001-037

WHEN RECORDED RETURN TO:

Simons Hall Johnston PC  
22 State Route 208  
Yerington, NV 89447

This document is being recorded  
as an accommodation only  
by Signature Title Company, LLC

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

(Note not set out)

THIS DEED OF TRUST, made this 22nd day of December, 2023, between RYAN DUNHAM and JESSICA DUNHAM, as co-Trustees of THE DUNHAM FAMILY TRUST, U/A dated June 7, 2023, herein called TRUSTOR, whose address is 581 Black Bear Trail, Gardnerville, Nevada 89460, SIGNATURE TITLE, herein called TRUSTEE, and D&P Investment Group, LLC, a Nevada limited liability company, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that real property located in Douglas County, Nevada, described in the legal description attached hereto as **Exhibit A** and incorporated herein by reference.

TOGETHER WITH ALL APPURTENANCES in which Trustor has any interest, including water rights benefiting said realty, represented by shares of a company or otherwise; and,


TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same, except during continuance of some default hereunder, and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the indebtedness evidenced by one (1) Promissory Note dated December 22, 2023, and any extension or renewal thereof, in the principal sum of Three Million Two Hundred Fifty Thousand and 00/100ths Dollars (\$3,250,000.00) executed by Trustor in favor of Beneficiary, or order. (3) Payment of such additional sums as may hereafter be advanced for the account of Trustor or assigns by Beneficiary with interest thereon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution of this Deed of Trust, that provisions numbered (1) to (16) inclusive of the Master Form Deed of Trust, recorded on the 1<sup>st</sup> day of November, AD, 1967, in Book 832 as Document No. 668675, of Official records in the Office of the County Recorder of Clark County, Nevada, recorded on March 23, 1972 as Document No. 32065, Book 156, page 130 in the Office of the Nye County Recorder, Nye County, Nevada, and recorded as Document No. 55488, Book 31, page 449 in the Office of the Lyon County Recorder, Lyon County, Nevada are each and all hereby incorporated herein by reference and made a part hereof as fully as though set forth herein at length; that Trustor 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 parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be reasonable amount to insure the structures on the property, and with respect to attorneys' fees provided for by covenant 7 the percentage shall be reasonable.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

 Co-Trustee

RYAN DUNHAM, as co-Trustee of  
THE DUNHAM FAMILY TRUST, U/A  
dated June 7, 2023

 Co-Trustee

JESSICA DUNHAM, as co-Trustee of  
THE DUNHAM FAMILY TRUST, U/A  
dated June 7, 2023

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF DOUGLAS            )

On this 29th day of December 2023, personally appeared before me, a Notary Public, RYAN DUNHAM and JESSICA DUNHAM, as co-Trustees of THE DUNHAM FAMILY TRUST, U/A dated June 7, 2023, who acknowledged that they executed the above instrument.

WITNESS my hand and official seal.

see attached CA Ack  
NOTARY PUBLIC in and for said County and  
State.

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

On 12-22-2023 before me, Irina Hardy, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Ryan Dunham and Jessica Dunham  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Irina Hardy  
Signature of Notary Public

**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

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

A Parcel of land located within portions of Sections 25 and 26 of Township 12 North, Range 19 East, M.D.B. & M. Douglas County, Nevada and more particularly described as follows:

Commencing at the Northeast corner of Section 25, Township 12 North, Range 19 East M.D.B. & M. Thence N 89°57'00" W a distance of 2,646.81 feet;  
Thence N 89°54'46" W a distance of 201.70 feet; Thence S 18°38'52" E a distance of 306.87 feet;  
Thence S 71° 30'07" W a distance of 2,647.98 feet to a 5/8" rebar with cap stamped PLS 6899 which is the TRUE POINT OF BEGINNING (tie as per Doc. #346651);

Thence S 30°03'23" E a distance of 1,368.05 feet (as per Doc. #346651);

Thence S 71°23'28" W a distance of 1,400.56 feet to a point computed from Doc. #346651 (of record S 71°24'12" W, 1,400.68 feet);

Thence N 18°36'21" W a distance of 1,312.72 feet to a 5/8" rebar with cap stamped PLS 6899 (as per Doc. #346651);

Thence S 71°30'03" W a distance of 1,510.52 feet to a 5/8" rebar with cap stamped PLS 6899 which is on the Easterly right-of-way line of Foothill Road (of record S 71°30'07" W., 1,510.56 feet);

Thence N 26°23'32" W along the said right-of-way distance of 30.62 feet to a 5/8" rebar with cap stamped RLS 3209 ( of record N 26°18'35" W, 30.28 feet);

Thence N 71°30'07" E a distance of 2,643.64 feet to the POINT OF BEGINNING.

Basis of bearings is the North line of adjusted parcel 19-410-16 of Record of Survey to Support Boundary Line Adjustment for the Prather Family Trust and the Holden Living Trust (Doc. #346651, of Official Records of Douglas County, Nevada). Said line bears N 71°30'07" E.

Reference is made to Record of Survey record September 23, 1994 in Book 994 at Page 3766 as Document No. 346651, Official Records of Douglas County, Nevada and an unrecorded ALTA Survey of Thomas A. and Daphanie A. Hanson Family Trust, dated December 14, 1999 made by Wyatt J. Owens, registered Engineer, PLS. 3090.

"TOGETHER WITH ALL WATER RIGHTS, SURFACE OR GROUND, PERMITTED, CERTIFICATED, ADJUDICATED, OR VESTED, AS WELL AS ALL SEEPS, SPRINGS, AND OTHER RIGHTS TO WATER, OR AND NATURE WHATSOEVER, APPURTENANT TO OR HISTORICALLY USED ON THE PROPERTY"

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED July 27, 2023 AS INSTRUMENT NO. 2023-998945.

APN: 1219-26-001-037