

DOUGLAS COUNTY, NV

2023-993473

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FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-03-310-030
Escrow No. 23032945-DR

When Recorded Return to:
WORLD CLASS PROPERTY MANAGEMENT INC.
P.O. Box 10226
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDERS USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 26th day of January, 2023 between Bob's Performance Center, Inc., a Nevada Corporation, TRUSTOR, whose address is 1417 Industrial Way, Gardnerville, NV 89410, FIRST CENTENNIAL TITLE COMPANY OF NEVADA, TRUSTEE, and WORLD CLASS PROPERTY MANAGEMENT INC., BENEFICIARY, whose address is P.O. Box 10226, Zephyr Cove, NV 89448, WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Douglas, State of NEVADA described as:

A parcel of land being a portion of Section 3, Township 12 North, Range 20 East, M.D.B. & M., and of Parcel "B", as shown on that certain map entitled Carson Valley Industrial Park, recorded as Document No. 47572 on March 30, 1970, Official Records of Douglas County, Nevada, and being further described as follows:

Commencing at the Southeast corner of said Parcel "B" on the Westerly right of way of Industrial Way; thence along the Southerly boundary of said Parcel "B", South 71°18'00" West, 336.06 feet to the True Point of Beginning; thence continuing along said Southerly boundary South 71°18'00" West 125.38 feet; thence leaving said boundary North 02°37'00" East 395.82 feet to a point on the Southerly right of way of Industrial Way; thence Easterly along said right of way South 87°23'00" East, 116.80 feet; thence leaving said right of way South 02°37'00" West 350.24 feet to the point of beginning.

Per N.R.S. 111.312 this legal description was previously recorded on April 7, 2004, in Book 404, page 3244, as Document No. 609611, of Official Records.

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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 \$50,000.00 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 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
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.

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

Bob's Performance Center, Inc., a Nevada Corporation

BY:


Bob Sedlmayr
President

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 27 day of January, 2023, by Bob Sedlmayr, President of Bob's Performance Center, Inc., a Nevada Corporation.

Kris Thorson
Notary Public



COPY