

Recording Requested by:  
and when recorded mail to:

Adeline Taylor  
6509 Cone Peak Dr.  
Carson City, N 89701

APN: 1420-06-802-001



00164732202309937400020029

SHAWNYNE GARREN, RECORDER

---

## DEED OF TRUST

THIS DEED OF TRUST is made this 8 day of Feb, 2023, by and between AVANTI PROPERTIES, LLC, a Nevada limited liability company as Trustor, whose address is P.O. Box 805, Carson City, Nevada 89705. and Adeline Taylor, Trustee and Beneficiary, whose address is 6509 Cone Peak Dr., Carson City, NV 89701.

Trustor hereby conveys and warrants to Trustee in Trust, with power of sale, the following described property situated in Douglas County, State of Nevada:

A portion of the southeast  $\frac{1}{4}$  of Section 6, Township 14 North, Range 20 East, M.D. B.&M., Douglas County, Nevada described as follows:

Parcel A as shown on Parcel Map for Jack Bay #2, filed in the office of the Douglas County Recorder on June 10, 1980 in Book 680, Page 974, as Document No. 45171, Official Records.

APN: 1420-06-802-001

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditament, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof.

For the purpose of securing payment of the indebtedness evidenced by a promissory of even date herewith in the principal sum of THIRTY THOUSAND DOLLARS(\$30,000.00) payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, any payment of any sums expended or advanced by Beneficiary to protect the security hereof.

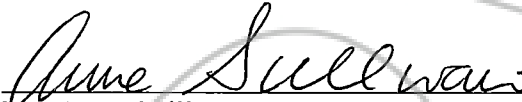
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in event of default in payment of the indebtedness secured hereby and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to it at the address hereinbefore set forth.

IN WITNESS WHEREOF, The trustor has hereunto set their hands as of the month and year first herein above written.

**TRUSTOR:**

AVANTI PROPERTIES, LLC,  
A Nevada Limited Liability Company

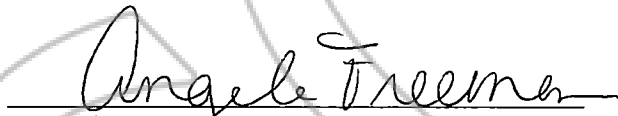


By: Anne Sullivan  
Its: Manager

**CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC**

State of Nevada }  
Carson City County of Douglas } ss.

Anne Sullivan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud or undue influence.

  
(Signature of Notary Public)

SEAL

