

APN: 1419-35-001-008

File No.:

When Recorded Return To:

Dennis Giangreco and Maria Giangreco

346 2nd Tee Drive

Incline Village, NV 89451



SHAWNYNE GARREN, RECORDER

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 Holbrook Beef and Cattle Co, LLC, a Nevada Limited Liability Company, as **TRUSTEE**, and **Dennis Giangreco and Maria Giangreco, husband and wife as joint tenants**, as **BENEFICIARY**, whose address is 346 2nd Tee dr. Incline Village NV 89451

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Douglas, State of Nevada, described as: 527 Big Sky Trail, Genoa NV 89411

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: 8/6/2024

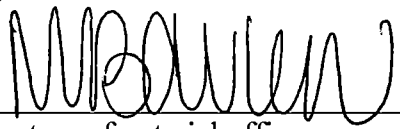
Executed under seal this 9th day of August, 2024.



Jeremy Page

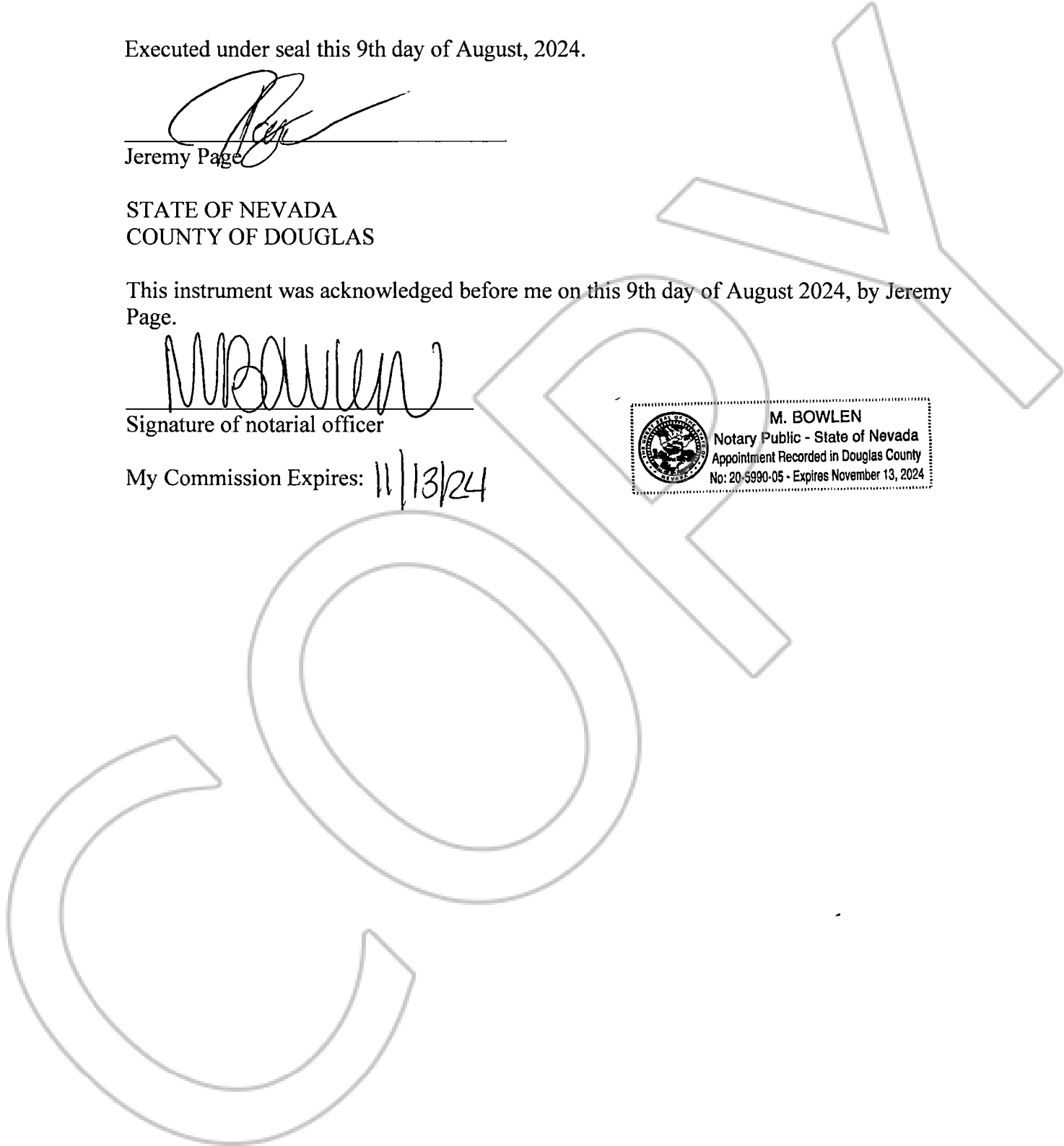
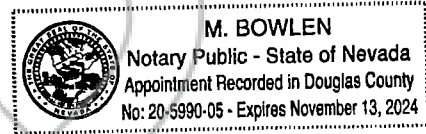
STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 9th day of August 2024, by Jeremy Page.



Signature of notarial officer

My Commission Expires: 11/13/24



DESCRIPTION

AREA ADJUSTED FROM ADJUSTED PARCEL 9 TO ADJUSTED PARCEL 5 (From current A.P.N. 1419-35-001-002 to current A.P.N. 1419-35-001-003)

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

A parcel of land located within a portion of Section 35, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the northeast corner of Section 35, T. 14N., R. 19E., M.D.M., a found 1996 BLM Brass Cap as shown on the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership, filed for Record December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935;

thence along the east line of the northeast one-quarter (NE1/4) of said Section 35, South 00°10'00" West, 380.23 feet;

thence South 50°08'02" West, 213.79 feet to the POINT OF BEGINNING; thence South 42°18'15" West, 267.45 feet; thence South 47°39'02" West, 185.21 feet; thence North 87°57'01" West, 193.22 feet; thence South 72°04'23" West, 399.32 feet; thence North 78°08'19" West, 248.81 feet; thence South 63°55'06" West, 227.18 feet; thence North 40°34'48" West, 282.18 feet; thence South 58°24'19" West, 116.93 feet; thence South 11°11'08" East, 168.69 feet; thence South 13°17'26" West, 156.00 feet; thence South 42°26'18" West, 104.56 feet; thence South 87°24'52" West, 76.33 feet; thence North 33°10'17" West, 115.14 feet; thence North 74°18'31" West, 84.29 feet; thence North 28°25'43" West, 76.34 feet; thence North 61°34'17" East, 198.84 feet; thence North 34°22'26" East, 293.09 feet; thence North 79°02'24" East, 515.93 feet; thence North 86°15'01" East, 761.96 feet; thence North 43°11'41" East, 331.41 feet;

thence North 54°28'57" East, 104.50 feet;

thence South 35°31'03" East, 55.15 feet to the POINT OF BEGINNING, containing 5.92 acres, more or less.

The above legal description appeared previously in that certain Document Recorded, 2022-980870, of Official Records, pursuant to NRS Section 6. NRS 111.312.