

Prepared By:

Connie Jones
203 N 4300 E
Rigby, ID 83442

DOC # 0231098

04/13/2016

04:48 PM

Official Record

Recording requested By
JAMES EVERETT GROTH

Eureka County - NV

Sara Simmons - Recorder

Fee: \$21.00

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RPTT:

Recorded By: LH

Book- 590 Page- 0020

After Recording Return To:

James E. Groth
3984 E 200 N
Rigby, ID 83442



DEED OF TRUST

THIS DEED OF TRUST (the "Trust") dated ^{April} ~~September~~ 15, 2016, is made by and between Marlin Spencer Bateman of P.O. Box 304, Eureka, Nevada 89316 (the "Borrower") and James E. Groth of 3984 East 200 North, Rigby, Idaho 83442 (the "Lender" and Connie Jones of 203 North 4300 East, Rigby, Idaho 83442 (the "Trustee").

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF the sum lent to the Borrower by the Lender, in the amount of Ninety Thousand Dollars (\$90,000.00) (the "Principal Amount") as evidenced by the promissory note (the "Note") the receipt of which the Borrower does hereby acknowledge itself indebted, the Borrower IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described real property (the "Property), located at Diamond Valley in the County of Eureka, State of Nevada, with the following legal description:

Township 21 North, Range 54 East, MDB&M

Section 4: Lot 4 (NW1/4NW1/4); SW1/4NW1/4

EXCEPTING THEREFROM Parcel No. 1 as shown on Parcel Map of the W1/2NW1/4 of Section 4, T. 21 N., R. 54 E., MDB&M, filed in the Office of the County Recorder of Eureka County, Nevada, on August 20, 1979 as File No. 69034.

TOGETHER WITH all water, water, rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use.

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TOGETHER WITH all improvements now or hereafter erected on the Property, and all easements, appurtenances, and fixtures now or hereafter a part of the Property. All replacements and additions will also be covered by this Trust.

TOGETHER WITH one double-wide mobile home and one single-wide mobile home, already situate on the property.

BORROWER COVENANTS that Borrower is the legal owner of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is, unencumbered, except for encumbrances of record. Borrower further warrants and will defend generally the title of the Property against all claims and demands, subject to any encumbrances of record.

TERMS RELATING TO PAYMENT

1. **PROMISE TO PAY:** The Borrower, for the value received, promises to pay to the Lender the Principal Amount, interest and all fees and costs on the terms outlined in this Trust or in any amendment, extension, or renewal of the Trust and any additional amounts secured by this Trust on the terms elsewhere provided for such debts and liabilities.
2. **INTEREST:** The Borrower agrees to pay the Principal Amount with interest before and after maturity and before and after default at the rate of two percent (2%) (the "Interest Rate"). The Interest Rate will be calculated from the date this Trust begins on September 1, 2015 (the "Adjustment Date") and accrues until the whole Principal Amount is paid. The Loan will be repaid on the following terms:
 - a. The Principal Amount with interest will be repaid in consecutive monthly installments of \$624.34.
 - b. The Adjusted Date for this Trust is September 1, 2015.
 - c. The balance, if any, of the Principal Amount and any interest thereon and any other moneys owned under this trust will be due and payable with the 165th payment on or about May 1, 2029 (the "Maturity Date").



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3. **PAYMENT LOCATION:** The Borrower will make payments to James E. Groth at 3984 East 200 North, Rigby, ID 83442, or at such other place as may be designated by Lender at a later date.
4. **OBLIGATION TO PAY:** The Borrower agrees to pay all moneys payable pursuant to this Trust and all additional amounts secured by this Trust without abatement, set-off or counterclaim. Should the Borrower make any claim against the Lender either initially or by the way of abatement, set-off or counterclaim, the Borrower agrees that any such claim will not reduce or postpone his obligation to make all payments as provided by this Trust.
5. **APPLICATION OF PAYMENTS:** All payments paid by the Borrower and received by the Lender will first be applied in payment of the interest calculated at the Interest Rate, and second in payment of the Principal Amount. Such payments will be applied in the order in which it became due. However, if the Borrower defaults on payment, then the Lender will have the right to apply any payments received while in default as the Lender so chooses.
6. **PREPAYMENT PRIVILEGES:** When not in default, the Borrower may prepay, without penalty, all or a portion of the Principal Amount and Interest earlier than it is due (i.e., make payment prior to the time that it is due). Partial prepayment will not postpone the due date of any subsequent payment or change the payment amount, unless the Lender otherwise agrees in writing. Rather, prepayments will first be applied to the interest calculated at the Interest Rate, and second to the Principal Amount.
7. **ADDITIONAL CHARGES AND ENCUMBRANCES:** The Borrower must pay all taxes, assessments, charges, fines, and all other impositions attributable to the Property and all trusts, liens, and other encumbrances on the Property.
8. **RELEASE AND RECONVEYANCE:** Upon payment of all sums secured by this Trust, including the Principal and interest, the Lender will request the Trustee to reconvey the Property and must surrender this Trust and the Note evidencing debt secured by this Trust to Trustee. Trustee must reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons will pay any recordation costs. The Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.
9. **NO SALE WITHOUT CONSENT:** The Trustee will not sell, transfer, assign, or otherwise dispose of all or part of the Property or any interest in the Property, without the Borrower's and Lender's prior written consent.



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10. **PROPERTY INSURANCE:** The Borrower must keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards including, but not limited to, earthquakes and floods, for which the Lender requires insurance. The insurance carrier providing the insurance will be chosen by the Borrower. However, the Lender will have the right to disapprove the Borrower's choice, which right may not be unreasonable.

If the Borrower fails to maintain any of the coverages described above, then Lender may obtain insurance coverage, at Lender's discretion and Borrower's expense. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of the insurance that the Borrower could have obtained. However, any amounts paid by Lender will become additional debt of the Borrower and secured by this Trust. The amount paid by the Lender will bear interest at the Interest Rate from the date of payment and will be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies must include a standard mortgage and/or trust clause and will name Lender as mortgagee and/or as an additional loss payee, stating that any loss is payable to the Lender. Borrower further agrees to generally assign rights to the insurance proceeds to the Lender up to the amount of the outstanding loan balance. If, at the request of Lender, borrower will provide Lender (a) a copy of the insurance policy; (b) all receipts of paid premiums and renewal notices.

In the event of loss, the Borrower must give prompt notice to the insurance carrier and to the Lender. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds must be applied to the restoration or repair of the Property, if the restoration or repair is economically feasible. If the restoration or repair is not economically feasible, the insurance proceeds will be applied to the remainder of this Trust, whether or not the balance of the Trust is then due, with excess, if any, paid to the Borrower.

11. **OCCUPANCY, MAINTENANCE, AND REPAIR:** The Borrower will occupy, establish, and use the Property as Borrower's principal residence after the execution of this Trust. The Borrower will not allow the Property to become vacant without the written consent of the Lender. The Borrower will not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not the Borrower is residing at the Property, the Borrower will maintain the Property in order to prevent the Property from deteriorating or decreasing value due to the condition. Unless repair or restoration is not economically feasible, Borrower will promptly make all necessary repairs, replacements, and improvements to avoid any further deterioration or damage. The Lender may, whenever necessary, make reasonable entries upon and inspection of the Property. If the Borrower neglects to maintain the Property in good condition or allows the Property to deteriorate resulting in the decreased property value,

the Lender will have the right to make such repairs and improvements as it considers necessary to maintain the Property.

12. **HAZARDOUS SUBSTANCES:** The Borrower will not cause or permit the presence, use, disposal, storage, or release of any hazardous substances on the Property. Hazardous substances include pollutants, wastes, and those substances defined as toxic or hazardous substances by environmental law, as well as the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. Furthermore, the Borrower will not, nor allow anyone else to do, anything affecting the Property involving any hazardous substances that would materially affect the value of the Property. The Borrower will promptly take all necessary remedial actions under federal, state, and local laws regarding hazardous substances.

13. **DEFAULT:** The Borrower will be considered in default under the terms of this Trust if any of the following conditions are met:

- a. The Borrower fails to pay the sum of the Principal Amount, interest, and any other amounts due under this Trust.
- b. The Borrower fails to perform or comply with any of the terms and conditions or any obligations or responsibilities due under this Trust.
- c. The Borrower has given or made, at any time during the loan process, any materially false, misleading, or inaccurate information or statements to the Lender or any other party under this Trust in connection with the loan.
- d. If any action or proceeding, whether civil or criminal, is begun, that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Trust.
- e. If a lien is registered against the Property, or if default occurs under any other lien or encumbrance existing against the Property.
- f. The Borrower abandons the Property.
- g. The Property or any material part of the Property is expropriated.

14. **ACCELERATION:** If at any time the Borrower should be in default under this Trust, the Lender must give notice to the Borrower. The notice must specify: (a) the default; (b) the action required to cure the default (if allowable); (c) a date, not less than 30 days from the date of the notice, by which the default must be cured, and (d) that failure to cure the default on or before the date specified in the notice may result in



acceleration of the sums secured by this Trust and sale of the Property. If the default is not curable and/or if the default is not cured on or before the date specified in the notice, the Lender at its option may require immediate payment in full of all sums, including the Principal Amount, interest, and all other amounts secured by this Trust. If the default is cured, the Trust will be reinstated. If the default is not cured, the Lender may invoke the power of sale and begin foreclosure proceedings.

The Lender will at all times retain the right to require immediate payment in full in the event of default. Any forbearance on the part of the Lender upon default, which includes but is not limited to acceptance of late payment, acceptance of payment from third parties, or acceptance of payments less than the amount due, will not constitute a waiver to enforce acceleration on default.

15. PROTECTION OF LENDER'S INTEREST: If at any time the Borrower fails to perform the covenants and agreements under this Trust, or if there is a legal proceeding that significantly affects the Lender's interest in the Property, or if the Borrower has abandoned the Property, then the Lender may do and pay for whatever is reasonable or appropriate to protect the Lender's interest in the Property and/or rights under this Trust, which includes, but is not limited to:

- a. Paying any sums secured by a lien which has priority over this Trust;
- b. Appearing in court;
- c. Paying reasonable attorneys' fees to protect his interest in the Property and/or rights under this Trust; and
- d. Paying for reasonable costs to repair and maintain the Property.

The Lender will at all times retain the right to take action under this Section. However, the Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that the Lender will not incur any liability for not taking any or all actions to perform such tasks. Furthermore, any amounts paid by the Lender will become additional debt of the Borrower secured by this Trust.

16. POWER OF SALE: If at any time the Borrower is in default under this Trust, the Lender will have the right and authority to foreclose and force the sale of the Property without any judicial proceeding. Any delay in the exercising of this right will not constitute a waiver to exercise this right at a later date should the Borrower remain in default or subsequently defaults again in the future.



17. **REMEDIES:** The Lender will have the right to invoke all remedies permitted under Applicable Law, whether or not such remedies are expressly granted in this Trust, including but not limited to any foreclosure proceedings.

If the Lender invokes the power of sale, the Trustee will execute a written notice of the occurrence of an event of default and of the Lender's decision to sell the Property. The Lender or Trustee will mail copies of the notice to the Borrower and Guarantor and will also give public notice of sale in the manner provided by Applicable Law. After the time required by Applicable Law, the Trustee will sell the Property at a public auction to the highest bidder at the time and place and under the terms designated by the Trustee in the notice of sale. The Trustee may postpone sale of the Property by public announcement at the time and place of any previously scheduled sale. Furthermore, the Lender or its designee may purchase the Property at any sale.

MISCELLANEOUS TERMS

18. **GOVERNING LAW:** This Trust will be construed in accordance with the laws of the state of Nevada ("Applicable Law"). Applicable Law will include all controlling applicable federal, state and local statutes. All rights and obligations under this Trust are subject to any requirements and limitations of Applicable Law.

19. **SEVERABILITY:** If any portion of this Trust will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Trust is invalid and unenforceable, but that by limiting such provisions it would become valid and enforceable, then such provisions will be deemed to be written, construed, and enforced as so limited.

20. **STATUTORY PROVISIONS:** The provisions contained in this Trust are additional and supplemental, to the extent permitted by law, to the provisions set out in the Applicable Law as they relate to trusts.

21. **SUBSTITUTE TRUSTEE:** The Lender may, at its option, from time to time appoint a successor Trustee by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument will contain the name of the original Lender, Trustee, and Borrower, the book and page where this Trust is recorded and the name and address of the successor Trustee. Without conveyance of the Property, the successor trustee will succeed to all the title, powers and duties of the Trustee.

22. **ASSUMPTION FEE:** If there is an assumption of this loan, Lender may charge an assumption fee in accordance with Applicable Law.



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23. NOTICE: All notice given by either party in connection with this Trust must be in writing. Notice will be considered sufficient when mailed by first class mail or certified mail to the address of the recipient. The recipient's address will be the Property as stated under this Trust unless another address has been designated. If there is a change of address by any party, that party must promptly notify all parties under this Trust of the change of address. Any notice will be considered effective on the same day that it was sent, unless the day falls on a national holiday, Saturday, or Sunday, in which case, the next business day will be considered as the day of receipt.

IN WITNESS WHEREOF this Trust has been executed by the Borrower in the manner prescribed by law as of ~~September~~ April 13, 2016

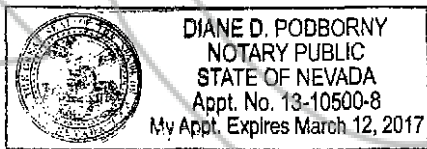
BORROWER:

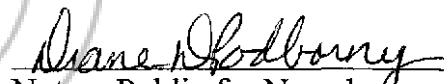

MARLIN SPENCER BATEMAN

Date: 4/13/16

STATE OF NEVADA)
County of Eureka)

On this 13th day of ~~September~~ April, 2016, before me, a Notary in and for the State of Nevada, personally appeared MARLIN SPENCER BATEMAN, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public for Nevada
Residing at: Eureka, Nevada
My Commission expires: March 12, 2017