

A.P.N. No.:	001-012-31
File No.:	1928856
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Dwayne S Reynolds	
PO BOX 405	
Eureka, NV 89316	

EUREKA COUNTY, NV	2023-250005
Rec:\$37.00	
\$37.00 Pgs=10	03/27/2023 03:11 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

FULL RECONVEYANCE

Stewart Title Company, a Texas Corporation, successor in interest to Stewart Title Company, a Nevada Corporation, as Trustee under Deed of Trust dated December 15, 2022, executed by Dwayne S Reynolds, an unmarried man, Trustor(s) and recorded on December 15, 2022, as Instrument No. 2022-249127, in Book NA at Page NA, in the office of the Recorder of Eureka County, Nevada, describing land in said County; having received from the holder of the obligation thereunder a written request to reconvey, reciting all sums secured by said Deed of Trust have been fully paid, and said Deed of Trust and the Note or Notes secured thereby having been surrendered to said Trustee for cancellation, does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder.

In Witness Whereof, Stewart Title Company, as Trustee, has caused its corporate name and seal to be affixed by its Assistant Secretary, thereunto duly authorized.

Dated: March 27, 2023, 2023

Stewart Title Company, Trustee

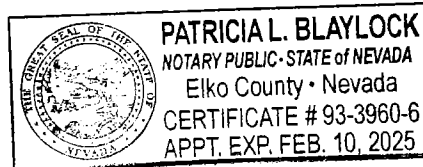
BY: _____

John Sorensen
Assistant Secretary

State of Nevada)
) ss
County of Elko)

This instrument was acknowledged before me on the 27th day of March, 2023
By: John Sorensen, as Assistant Secretary of Stewart Title Company

Signature: _____
Notary Public





Stewart Title Company
810 Idaho St
Elko, NV 89801
(775) 738-5181 direct (775) 251-5799 fax
Tif.Olsen@stewart.com

REQUEST FOR FULL RECONVEYANCE

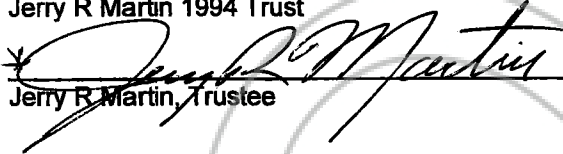
A FULL RECONVEYANCE WILL BE ISSUED, ONLY WHEN THE ORIGINAL NOTE OR NOTES, TOGETHER WITH THE DEED OF TRUST SECURING PAYMENT THEREOF, ARE SURRENDERED TO THE TRUSTEE FOR CANCELLATION. ACCOMPANIED BY THIS REQUEST SIGNED BY ALL OWNERS OF THE NOTE OR NOTES, TOGETHER WITH THE RECONVEYANCE FEE.

February 22, 2023

The undersigned owns and holds promissory note(s) for the sum of \$100,000.00, and all other indebtedness secured by a Deed of Trust dated December 15, 2022, made by Dwayne S Reynolds, an unmarried man, Trustor, recorded December 15, 2022, Instrument No. 2022-249127, in Book NA, Official Records of Eureka, Nevada.

You are notified that all indebtedness secured by said Deed of Trust has been fully paid, and you are directed upon surrender to you for cancellation of said Deed of Trust and note or notes, and upon payment to you of any sums owing to you under the terms of said Deed of Trust, to reconvey without warranty to "the person or persons legally entitled thereto" the estate now held by you and acquired through said Deed of Trust.

Jerry R Martin 1994 Trust



Jerry R Martin, Trustee

ADDRESS FOR MAILING OF RECONVEYANCE:

Dwayne S Reynolds

PROMISSORY NOTE

\$100,000.00

December 15, 2022

FOR VALUE RECEIVED, the undersigned, DWAYNE S. REYNOLDS, an unmarried man, hereby promise to pay to the order of JERRY R. MARTIN TRUSTEE OF THE JERRY R. MARTIN 1994 TRUST, the sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00), together with interest from December 15, 2022, on the unpaid principal at the rate of Twelve and Seventy-Five percent (12.75%) per annum; interest payable in monthly installments of ONE THOUSAND SIXTY-TWO AND 50/100 DOLLARS (\$1,062.50) or more, beginning on the 15th day of January, 2023, and with a like payment of the same day of each month thereafter until June 15, 2023, at which time, the entire unpaid balance and all accrued interest are due and payable in full in one lump sum. Such payment shall be applied first to the payment of accrued interest and secondly to reduce the principal balance.

Minimum interest due will be \$6,375.00.

The undersigned shall pay ONE HUNDRED FIFTY DOLLARS (\$150.00) late fee for any payment that is made more than five (5) days late from the date due as set forth in this Note. The undersigned shall pay FIFTY DOLLARS (\$50.00) for any dishonored payment.

In the event that the undersigned is more than five (5) days late paying payment, a default interest rate shall then be the interest rate for the remaining unpaid principal amount of the Note in the sum of Twenty and Seventy-Five Percent (20.75%) per annum. The amount of the interest rate shall thereafter be the sum of Twenty and Seventy-Five Percent (20.75%) per annum until the entire unpaid principal balance and accrued interest have been paid in full.

Payment of this Note is secured by a Deed of Trust and Security Agreement of even date herewith.

In the event all or any part of the property secured by the Deed of Trust and Security Agreement of even date herewith be sold, conveyed, transferred, or exchanged, then the Note secured hereby shall become immediately due and payable at the option of the holder of said Note.

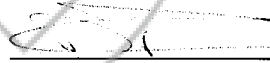
The undersigned promise and agree that in case of default in the payment of any installment of principal and/or interest as provided herein or in case of failure to perform any covenant in the Deed of Trust and Security Agreement securing this Note, or in the event of failure to pay any installment of principal and/or interest in accordance with the terms of any note secured by a Deed of Trust and Security Agreement having priority over the Deed of Trust and Security Agreement securing the Note, or in the event of failure to perform any covenant contained in said prior Deed of Trust and Security Agreement to be performed by Trustor named therein, or in the event that any maker of this Note shall make a general assignment for the benefit of creditors or be adjudged a bankrupt, then upon the happening of any one of such events the whole sum of principal and interest which shall then remain unpaid shall become forthwith due and payable although the time of maturity as expressed in this Promissory Note shall not have arrived.

The undersigned promise and agree that in case any suit or legal of equitable action, or proceedings to foreclose upon the property given as security for the payment of this Note, are instituted

to collect the Note or any portion thereof, or any interest thereon, to pay all costs and expenses in connection therewith including a reasonable attorney's fee.

If one or more of the provisions of this Note shall be deemed invalid, illegal or unenforceable in any respect, such provision shall be deemed to be severed from the Note, and the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby. Without limiting the generality of the foregoing, any provisions herein to the contrary notwithstanding, holder shall in no event be entitled to receive or collect, nor shall or may amounts received hereunder be credited, so that holder shall be paid, as interest, a sum greater than the maximum amount permitted by law. If any construction of this Note indicates a different right given to holder to ask for, demand or receive any larger sum, as interest, such is a mistake in calculation or in wording which this clause shall override and control, and proper adjustment shall automatically be made accordingly.

The makers and endorsers severally waive presentment for payment, demand, notice, protest and notice of protest, diligence and nonpayment of this Note, and all defenses of the ground of any extension of time of payment that may be given by the holder or holders to them or either of them, and/or any other defenses which they or either of them might or could have.



DWAYNE REYNOLDS

PARCEL NO. 001-053-07
PARCEL NO. 001-012-31

RECORDING REQUESTED BY:
AND MAIL TO:

JERRY R. MARTIN
1500 AVENUE F, SUITE 4
ELY, NV 89301

EUREKA COUNTY, NV	2022-249127
Rec:\$37.00	
\$37.00 Pgs=5	12/15/2022 03:29 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

DEED OF TRUST

THIS DEED OF TRUST, made this 15th day of December, 2022, by and between DWAYNE S. REYNOLDS, an unmarried man, as Trustor, and STEWART TITLE COMPANY, a Nevada Corporation, as Trustee, and JERRY R. MARTIN, TRUSTEE OF THE JERRY R. MARTIN 1994 TRUST, as beneficiary. (It is distinctly understood that the words "Trustor and "Beneficiary" and the word "his" referring to the Trustor or Beneficiary, as herein used, are intended to and do include the masculine, feminine and neuter genders and the singular and plural numbers, as indicated by the context.)

WITNESSETH:

That said Trustor hereby grants, conveys and confirms unto said Trustee in trust with power of sale, the following described real property situate in the County of Eureka, State of Nevada, to-wit:

PARCEL 1:

Lots 5, 6, 7, 8 and 9 of Block 79, of the Town of Eureka, Nevada according to the official map thereof, filed in the office of the County Recorder, Eureka County, State of Nevada.

PARCEL 2:

All that certain real property situate within a portion of the SE1/4 of Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M., further described as the West Half of Nob Hill Ave. adjacent to Lots 5-9, Block 79 as shown on the plat of Eureka Townsite, on file in the Office of the U.S. Dept. of the Interior, recorded in 1937, more particularly as follows: Beginning at the Northeast corner of Said Lot 9, Block 79; THENCE North 80°51'00" East, a distance of 22.1 feet to a point; THENCE South 08°57'31" East, a distance of 135.12 feet to a point; THENCE South 84°50'00" West, a distance of 22.60 feet being the Southeast corner of Lot 5, Block 79; THENCE North 08°46'00" West, a distance of 133.55 feet along the easterly lot line of said Block 79 to the true point of beginning. EXCEPTING FROM parcels 1 and 2 all uranium, thorium, or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada APN: 001-053-07

PARCEL NO. 001-053-07
PARCEL NO. 001-012-31

RECORDING REQUESTED BY:
AND MAIL TO:

JERRY R. MARTIN
1500 AVENUE F, SUITE 4
ELY, NV 89301

DEED OF TRUST

THIS DEED OF TRUST, made this 15th day of December, 2022, by and between DWAYNE S. REYNOLDS, an unmarried man, as Trustor, and STEWART TITLE COMPANY, a Nevada Corporation, as Trustee, and JERRY R. MARTIN, TRUSTEE OF THE JERRY R. MARTIN 1994 TRUST, as beneficiary. (It is distinctly understood that the words "Trustor and "Beneficiary" and the word "his" referring to the Trustor or Beneficiary, as herein used, are intended to and do include the masculine, feminine and neuter genders and the singular and plural numbers, as indicated by the context.)

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TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right title and interest, homestead or other claim or demand, as well in law as in equity, which the Trustor now has or may hereafter acquire, or, in or to the said premises or any part thereof, with the appurtenances.

As additional security, Trustor hereby assigns all rents for such property and gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues, and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues, and profits as they become due and payable.

Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property of any part thereof, in his own name for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees. Upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

The entering upon and taking possession of said property, the collection of such rents, issues, and profits, and application thereof as aforesaid, shall not cure or waive any default of notice of default hereunder or invalidate any act done pursuant to such notice.

In the event all or any part of the property secured by this Deed of Trust be sold, conveyed, transferred, or exchanged, then the Note of even date secured hereby shall become immediately due and payable at the option of the holder of said Note.

TO HAVE AND TO HOLD the same unto the said Trustee and its successors, upon the trusts hereinafter expressed:

As security for the payment of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) in lawful money of the United States of America, with interest thereon in like money and with expenses and counsel fees according to the terms of the Promissory Note or Notes for said sum executed and delivered by the Trustor to the Beneficiary of his successor to the Trustor or any of them, or any successor in interest of the Trustor, with interest thereon, and any other indebtedness or obligation of the Trustor or any of them, and any present or future demands of any kind or nature which the Beneficiary, or his successor, may have against the Trustor or any of them, whether created directly or acquired by assignment; whether absolute or contingent; whether due or not, or whether otherwise secured or not, or whether existing at the time of the execution of this instrument, or arising thereafter;

also as security for the payment and performance of every obligation, covenant, promise or agreement herein or in said note or notes contained.

Trustor grants to Beneficiary the right to record notice that this Deed of Trust is security for additional amounts and obligations not specifically mentioned herein but which constitute indebtedness or obligations of the Trustor for which Beneficiary may claim this Deed of Trust as security.

AND THIS INDENTURE FURTHER WITNESSETH:

FIRST: The Trustor promises and agrees to pay when due all claims for labor performed and materials furnished for any construction, alteration or repair upon the above-described premises; to comply with all laws affecting said property or relating to any alterations or improvements that may be made thereon; not to commit, suffer or permit any acts upon said property in violation of any law, covenant, condition or restriction affecting said property.

SECOND: The Trustor promises to properly care for and keep the property herein described in first-class condition, order and repair; to care for, protect and repair all buildings and improvements situate thereon; and otherwise to protect and preserve the said premises and the improvements thereon and no to commit or permit any waste or deterioration of said buildings and improvements or of any premises. If the above-described property is farm land, Trustor agrees to farm, cultivate and irrigate said premises in a proper, approved and husband like manner.

THIRD: The following covenants, Nos. 1, 2 (\$100,000.00 amount of insurance), 3, 4 (interest 12.75% per annum) (default interest rate % per annum), 5, 6, 7 (counsel fees 15%) and 8 of NRS 107.030, are hereby adopted and made a part of this Deed of Trust.

FOURTH: Beneficiary may, from time to time, as provided by statute, or by a writing, signed and acknowledged by him and recorded in the office of the County Recorder of the County in which said land or such part thereof as is then affected by this Deed of Trust is situated, appoint another Trustee in place and stead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereunder with the same effect as if originally named Trustee herein.

FIFTH: Trustor agrees to pay any deficiency arising from any cause after application of the proceeds of the sale held in accordance with the provisions of the covenants hereinabove adopted by reference.

SIXTH: The rights and remedies hereby granted shall not exclude any other rights or remedies granted by law, and all rights and remedies granted hereunder of permitted by law shall be concurrent and cumulative. A violation of any of the covenants herein expressly set forth shall have the same effect as the violation of any covenant herein adopted by reference.


SEVENTH: In the event of any tax or assessment on the interest under this Deed of Trust it will be deemed that such taxes or assessments are upon the interest of the Trustor, who agrees to pay such taxes or assessments although the same may be assessed against the Beneficiary or Trustee.

EIGHTH: All the provisions of this instrument shall inure to, apply, and bind the legal representatives, successors and assigns of each party hereto respectively.

NINTH: In the event of a default in the performance or payment under this Deed of Trust or the security for which this Deed of Trust has been executed, any notice given under Section 107.080 NRS shall be given by registered letter to the Trustor(s) at the address herein, P.O. Box 405, Eureka, NV 89316 and such notice shall be binding upon the Trustor(s), Assignee(s), or Grantee(s) from the Trustor(s).

TENTH: It is expressly agreed that the trusts created hereby are irrevocable by the Trustor.

IN WITNESS WHEREOF, the said Trustor has executed these presents the day and year first above written.



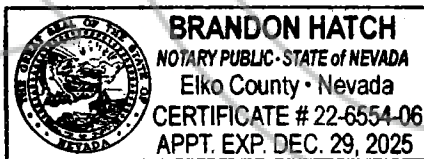
DWAYNE S. REYNOLDS

STATE OF Nevada)

SS.

COUNTY OF EIKO)

On this 14 day of December, 2022, before me, a Notary Public, appeared DWAYNE S. REYNOLDS, an unmarried man, known to me to be the persons described in and who acknowledged that they executed the above instrument.





NOTARY PUBLIC

COPY