

APN 007-200-65

Mail Tax Statements to Grantee:  
High Desert Farms NV, LLC  
672 Housels Run Road  
Milton, Pennsylvania 17847

EUREKA COUNTY, NV  
RPTT:\$0.00 Rec:\$37.00  
\$37.00 Pgs=5

**2024-251969**

**04/25/2024 03:47 PM**

STEWART TITLE ELKO  
KATHERINE J. BOWLING, CLERK RECORDER

When Recorded Return to:  
STEWART TITLE COMPANY  
810 Idaho Street  
Elko, Nevada 89801  
*2287743 BL*

**DEED OF TRUST**

THIS DEED OF TRUST, made this 23 day of April, 2024, by and between HIGH DESERT FARMS NV, LLC, a Nevada limited liability company, hereinafter referred to as Grantor, STEWART TITLE COMPANY, hereinafter referred to as Trustee, and FERNO L. DUBRAY and SUSAN M. DUBRAY, husband and wife, hereinafter referred to as Beneficiary.

**WITNESSETH:**

That hereby grants, transfers and assigns to the Trustee, with power of sale, all of the following described real property situate in the County of Elko, State of Nevada, more particularly described as follows:

Parcel 3 as shown on that certain Parcel Map for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, being a portion of Section 7, Township 21 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas in the land so patented, as reserved by THE UNITED STATES OF AMERICA in patent recorded April 12, 1965, in Book 7, Page 139, Official Records, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all water and water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part hereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands including but not limited to the following Proof of Appropriation:

Water Rights: Permit #19279, #35375, and #67450.

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.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

TO HAVE AND TO HOLD the same unto said Trustee and its successors, to secure the performance of the following obligations, and payment of the following debts:

ONE: Payment of an indebtedness evidenced by a certain Promissory Note of even date, in the principal amount of \$475,000.00, with expenses, attorney fees and other payments therein provided, executed and delivered by the Grantor payable to the Beneficiary or order, and any and all extensions or renewals thereof.

TWO: Payment of such additional amounts as may be hereafter loaned by the Beneficiary to the Grantor or any successor in interest of the Grantor, with expenses and attorney fees, and any other indebtedness or obligation of the Grantor to the Beneficiary.

THREE: Payment of all other sums with interest thereon becoming due or payable under the provisions hereof to either Trustee or Beneficiary.

FOUR: Payment, performance and discharge of each and every obligation, covenant, promise and agreement of Grantor herein or in said note contained and of all renewals, extensions, revisions and amendments of the above described notes and any other indebtedness or obligation secured hereby.

To protect the security of this Deed of Trust, it is agreed as follows:

1. The Beneficiary has 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 Grantor for which the Beneficiary may claim this Deed of Trust as security.

2. The Grantor shall keep the property herein described in good condition, order and repair; shall not remove, demolish, neglect, or damage any buildings, fixtures, improvements or landscaping thereon or hereafter placed or constructed thereon; shall not commit or permit any waste or deterioration of the land, buildings, and improvements; and shall not do nor permit to be done anything which shall impair, lessen, diminish or deplete the security hereby given.

3. The following covenants, Nos. 1; 2 (\$475,000.00); 3; 4 (4.5%); 5; 6; 7

(reasonable); 8; and 9 of N.R.S. 107.030 are hereby adopted and made a part of this Deed of Trust. In connection with Covenant No. 6, it shall be deemed to include and apply to all conditions, covenants and agreements contained herein in addition to those adopted by reference, and to any and all defaults or deficiencies in the performance of this Deed of Trust.

4. All payments secured hereby shall be paid in lawful money of the United States of America.

5. The Beneficiary and any persons authorized by the Beneficiary shall have the right to enter upon and inspect the premises at all reasonable times.

6. In case of condemnation of the property subject hereto, or any part thereof, by paramount authority, all of any condemnation award to which the Grantor shall be entitled less costs and expenses of litigation, is hereby assigned by the Grantor to the Beneficiary, who is hereby authorized to receive and receipt for the same and apply such proceeds as received, toward the payment of the indebtedness hereby secured, whether due or not.

7. If default be made in the performance or payment of the obligation, note or debt secured hereby or in the performance of any of the terms, conditions and covenants of this Deed of Trust, or the payment of any sum or obligation to be paid hereunder, or upon the occurrence of any act or event of default hereunder, and such default is not cured within thirty-five (35) days after written notice of default and of election to sell said property given in the manner provided by N.R.S. 107.080 as in effect on the date of this Deed of Trust, Beneficiary may declare all notes, debts and sums secured hereby or payable hereunder immediately due and payable although the date of maturity has not yet arrived.

8. The Promissory Note secured by this Deed of Trust is made a part hereof as if fully herein set out.

9. The commencement of any proceeding under the bankruptcy or insolvency laws by or against the Grantor or the maker of the note secured hereby; or the appointment of receiver for any of the assets of the Grantor hereof or the maker of the note secured hereby, or the making by the Grantor or the maker of the Note secured hereby of a general assignment for the benefit of creditors, shall constitute a default under this Deed of Trust.

10. The rights and remedies herein granted shall not exclude any other rights or remedies granted by law, and all rights or remedies granted hereunder or permitted by law shall be concurrent and cumulative.

11. All the provisions of this instrument shall inure to and bind the heirs, legal representatives, successors and assigns of each party hereto respectively as the context permits. All obligations of each Grantor hereunder shall be joint and several. The word "Grantor" and any reference thereto shall include the masculine, feminine and neuter genders and the singular and plural, as indicated by the context and number of parties hereto.

12. The Grantors hereof shall not sell, transfer, convey, or alienate the subject property described in this Deed of Trust or any portion thereof, unless: (1) full payment is made of the Promissory Note and all other payments secured hereby, or, (2) the Beneficiary herein gives prior written consent.

IN THE EVENT TRUSTOR SHALL SELL, CONVEY OR ALIENATE SAID PROPERTY OR ANY PART THEREOF, OR ANY INTEREST THEREIN, OR SHALL BE DIVESTED OF THEIR TITLE OR ANY INTEREST THEREIN, IN ANY MANNER OR WAY, WHETHER VOLUNTARY OR INVOLUNTARY, WITHOUT WRITTEN CONSENT OF THE BENEFICIARY BEING FIRST HAD AND OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT, AT THEIR OPTION, TO DECLARE ANY INDEBTEDNESS OR OBLIGATIONS SECURED HERETO, IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN ANY NOTE EVIDENCING THE SAME, IMMEDIATELY DUE AND PAYABLE.

13. Any notice given to Grantor under Section 107.080 of N.R.S. in connection with this Deed of Trust shall be given by registered or certified letter to the Grantor addressed to the address set forth near the signatures on this Deed of Trust, or at such substitute address as Grantor may direct in writing to Beneficiary and such notice shall be binding upon the Grantor and all assignees or grantees of the Grantor.

14. It is expressly agreed that the trusts created hereby are irrevocable by the Grantor.

IN WITNESS WHEREOF, the Grantors have executed these presents the day and year first above written.

**HIGH DESERT FARMS NV, LLC, a Nevada  
limited liability company**

By: Lavern Peachy Manager  
**LAVERN PEACHY, Authorized Signor**

By: Larry Peachy Manager  
**LARRY PEACHY, Authorized Signor**

STATE OF Pa )  
:ss.  
COUNTY OF Northumberland


On this 23 day of April, 2024, personally appeared before me, a Notary Public, LAVERN PEACHY, Authorized Signor for HIGH DESERT FARMS NV, LLC, who acknowledged to me that he executed the foregoing instrument.

[Signature]  
NOTARY PUBLIC  
Commonwealth of Pennsylvania - Notary Seal  
Lisa A. Seay, Notary Public  
Dauphin County  
My commission expires July 24, 2027  
Commission number 1200994  
Member, Pennsylvania Association of Notaries

STATE OF NV )  
:ss.  
COUNTY OF Elko

On this 24 day of April, 2024, personally appeared before me, a Notary Public, LARRY PEACHY, Authorized Signor for HIGH DESERT FARMS NV, LLC, who acknowledged to me that he executed the foregoing instrument.

[Signature]  
NOTARY PUBLIC

 BRIDGET CARROLL  
NOTARY PUBLIC-STATE of NEVADA  
Elko County - Nevada  
CERTIFICATE # 03-81060-6  
APPT. EXP. MAR. 7, 2027