

WSUP17-0019

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 5)

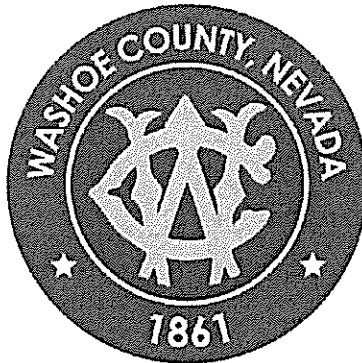
SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: 2 Cent Cattle Company			
Project Description: Commerical Stables			
Project Address: 3185 Lakeshore Drive			
Project Area (acres or square feet): 8.87 acres			
Project Location (with point of reference to major cross streets AND area locator): Lakeshore & Clark Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-320-16	8.87		
Section(s)/Township/Range: Section 6/ Township 16N/ Range 20 E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: 2 Cent Cattle Company LLC		Professional Consultant:	
Name:		Name:	
Address: 3175 Lakeshore Drive		Address:	
Zip: 89507		Zip:	
Phone: 831-801-5052	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Todd Mathis		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Commercial Stables as defined in Washoe County code 110, including the following:

Maximum of 15 boarded horses and 6 personal horses; and
Maximum of 15 equestrian events per year; and
Maximum of 15 trailers for boarded horses on the property; and
Cattle allowed for training purposes

2. What currently developed portions of the property or existing structures are going to be used with this permit?

Arena, barns, stalls, corrals and parking area

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Enhance landscaping, parking and signage to meet current Washoe County code requirements before issuance of business license

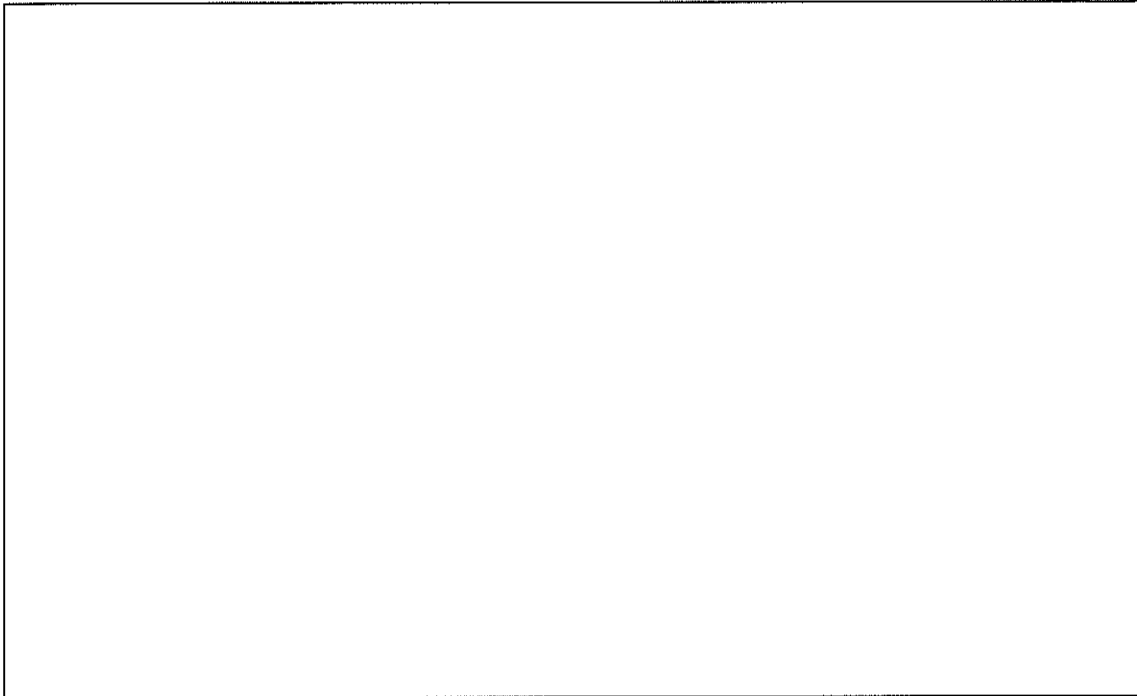
4. What is the intended phasing schedule for the construction and completion of the project?

All improvements will be completed before issuance of business license

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

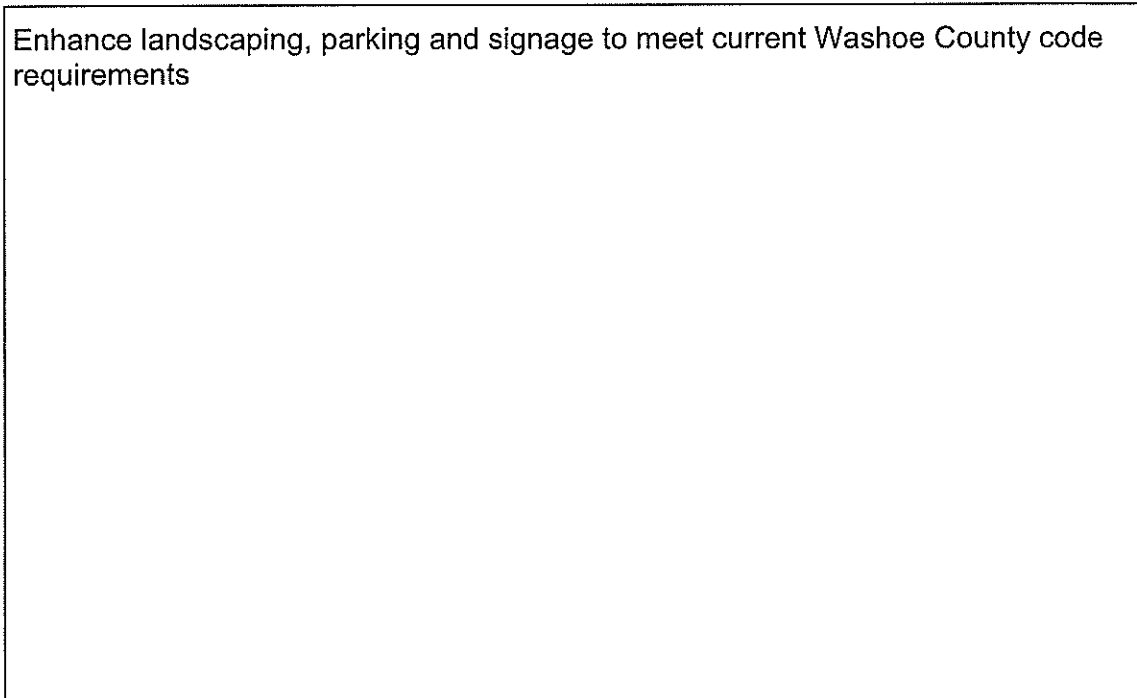
Arena, barns, stalls, corrals and parking area

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?



7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Enhance landscaping, parking and signage to meet current Washoe County code requirements



8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

All event to occur during daylight hours, no amplified sound system and obtain building permits for unpermitted structures or remove unpermitted structures.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Add paved handicap parking space as required.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Meet landscaping Washoe County code requirements.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Obtain permits for all signs and no lighting will be added. All exterior lighting fixtures will be shielded, such that light is emitted downward only.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Utilities:

a. Sewer Service	Sepic
b. Electrical Service	NV Energy
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	Well

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

14. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 227
b. Health Care Facility	Carson Tahoe
c. Elementary School	Pleasant Valley
d. Middle School	Depoali
e. High School	Damonte Ranch
f. Parks	
g. Library	South Valleys
h. Citifare Bus Stop	

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 810, Special Use Permits.

1. What is the maximum number of horses to be boarded, both within stables and pastured?

Maximum of 15 horses

2. What is the maximum number of horses owned maintained by the owner/operator of the project, both within stables and pastured?

Maximum of 6 horses

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

No ancillary services

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc, only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

None

5. What currently developed portions of the property or existing structures are going to be used with this permit?

Arena, stalls, barns, out buildings, and corrals

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

Equestrian training, boarding, and events only

7. Where are the living quarters for the operators of the stables and where will employees reside?

Owner will reside on one house on the property and employees will reside off the property.

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

Gravel area is approximately 300' x 250'

9. What are the planned hours of operation?

Daylight - hours 8 am to 6 pm

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

None

11. What is the intended phasing schedule for the construction and completion of the project?

All improvements will be completed before the issuance of the business license.

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

NA

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

NA

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

NA

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

NA

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Landscaping will meet Washoe County code requirements.

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Signage and lighting will meet Washoe County code requirements.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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19. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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250 feet

1,580 feet

330 feet

490 feet

700 feet

Hay barn
& Cattle
area

Stalls

Office &
restrooms

Stalls &
Barns

Gravel Parking
area

Primary
Residence

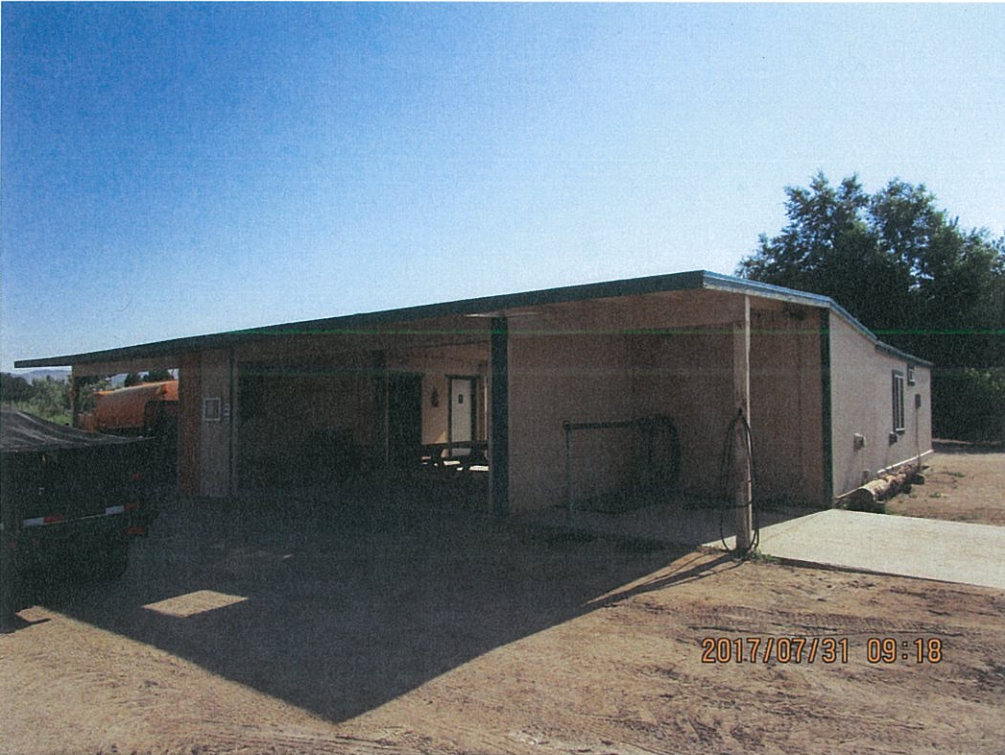
Arena
52,500 sq. ft.

Accessory
Dwelling

75,000 sq. ft.



PARKING AREA



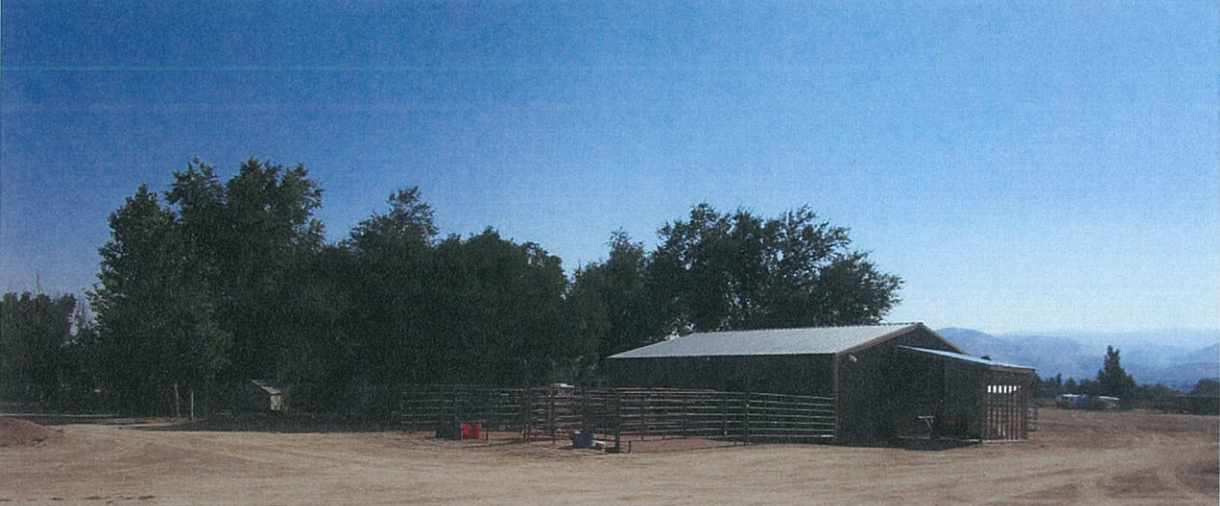
OFFICE AND RESTROOMS



ARENA



OUTDOOR STALLS



BARN & STALLS

Property Owner Affidavit

Applicant Name: 2 Cent Cattle Co. LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Todd W Mathis
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 050 - 320 - 16

Printed Name Todd W Mathis

Signed Todd W Mathis

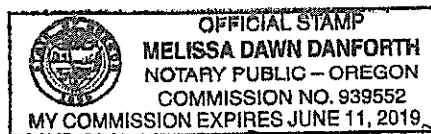
Address 3275 Lakeshore Drive

Washoe Valley NV 89704

(Notary Stamp)

Subscribed and sworn to before me this 11 day of August, 2017.

Klamath, Oregon
Notary Public in and for said county and state
My commission expires: June 11, 2019



Melissa Dawn Danforth

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Washoe County Treasurer
 P.O. Box 30039, Reno, NV 89520-3039
 ph: (775) 328-2510 fax: (775) 328-2500
 Email: tax@washoecounty.us

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
05032016	Active	8/10/2017 2:11:08 AM
Current Owner: 2 CENT CATTLE COMPANY LLC		SITUS: 3275 LAKESHORE DR WASHOE COUNTY NV
3275 LAKESHORE DR WASHOE VALLEY, NV 89704		
Taxing District	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Section 6 Lot A-1 Block Range 20 Township 16		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$8,251.03	\$0.00	\$0.00	\$0.00	\$8,251.03
Total:					\$8,251.03

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

Total Due \$8,251.03
 Oldest Due \$2,062.76
 Partial

[ADD TO CART](#)

\$0.00

Pay By Check

Please make checks payable to:
 WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

- [Payment Information](#)
- [Special Assessment District](#)
- [Installment Date Information](#)
- [Assessment Information](#)

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

DOC #4673228

01/24/2017 10:58:37 AM
Electronic Recording Requested By
TICOR TITLE - RENO (COMMERCIAL)
Washoe County Recorder
Lawrence R. Burtress
Fee: \$21.00 RPTT: \$0
Page 1 of 5

APN # 050-320-15 ptn of
Escrow No. 01604662-CD

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.

(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

GRANTEE:

3275 Lakeshore Drive
Washoe Valley, NV 89704

Grant, Bargain, Sale Deed

(Title on Document)

**** THIS DOCUMENT IS BEING RE-RECORDED TO
CORRECT THE LEGAL DESCRIPTION****

This page added to provide additional information required by NRS 111.312
Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

DOC #4652150

11/10/2016 12:08:35 PM
Electronic Recording Requested By
TICOR TITLE - RENO (COMMERCIAL)
Washoe County Recorder
Lawrence R. Burtness
Fee: \$18.00 RPTT: \$3915.50
Page 1 of 2

WHEN RECORDED MAIL TO:
2 Cent Cattle Company, LLC, a Nevada limited liability company
PO Box 571
Fort Klamath, OR 97626

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1604662-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 050-320-15 PORTION OF
R.P.T.T. \$ 3,915.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Rockin' LJ, LLC, a Nevada limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to 2 Cent Cattle Company, LLC, a Nevada limited liability company

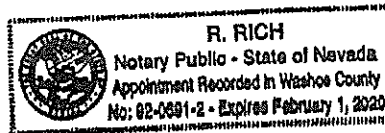
all that real property situated in the County of Washoe, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

Rockin' LJ, LLC, a Nevada limited liability company

Lorne Johnson
Managing Member



STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on, October 20, 2016
by Lorne Johnson

NOTARY PUBLIC

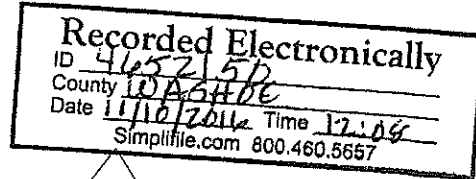
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Same as above

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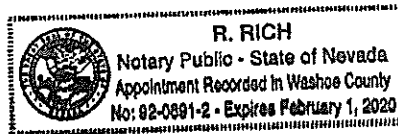
all that real property situated in the County of Washoe, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Rockin' LJ, LLC, a Nevada limited liability company

Lorne Johnson
Lorne Johnson
Managing Member



STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on ,
by Lorne Johnson.

} ss:

October 20, 2016

NOTARY PUBLIC

Order No.: 01604662-CD

EXHIBIT A

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

A-1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Lorne Johnson, Trustee of the Johnson-Hodges Living Trust & Rockin LJ, Record of Survey Map No. 5782 filed in the office of the County Recorder of Washoe County, State of Nevada on November 2, 2016, as File No. 4649438, Official Records, being more particularly described as follows:

Beginning at the Southeast corner of Parcel "A" of Reversion to Acreage Map for Lorne H. Johnson, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 30, 2004, File No. 2988038, Official Records;
thence from said point of beginning, North $00^{\circ}23'33''$ East, 332.89 feet;
thence North $89^{\circ}20'10''$ West, 1213.84 feet;
thence South $00^{\circ}13'28''$ West, 259.98 feet;
thence South $89^{\circ}16'52''$ East, 475.69 feet;
thence South $01^{\circ}46'01''$ West, 16.32 feet;
thence South $43^{\circ}22'23''$ East, 51.94 feet;
thence South $88^{\circ}56'56''$ East, 62.46 feet;
thence South $00^{\circ}46'07''$ West, 17.10 feet;
thence South $89^{\circ}13'53''$ East, 699.52 feet, to said point of beginning.

APN: a portion of 050,320-15

Document No. 4649437 is provided pursuant to the requirements of NRS 111.312.

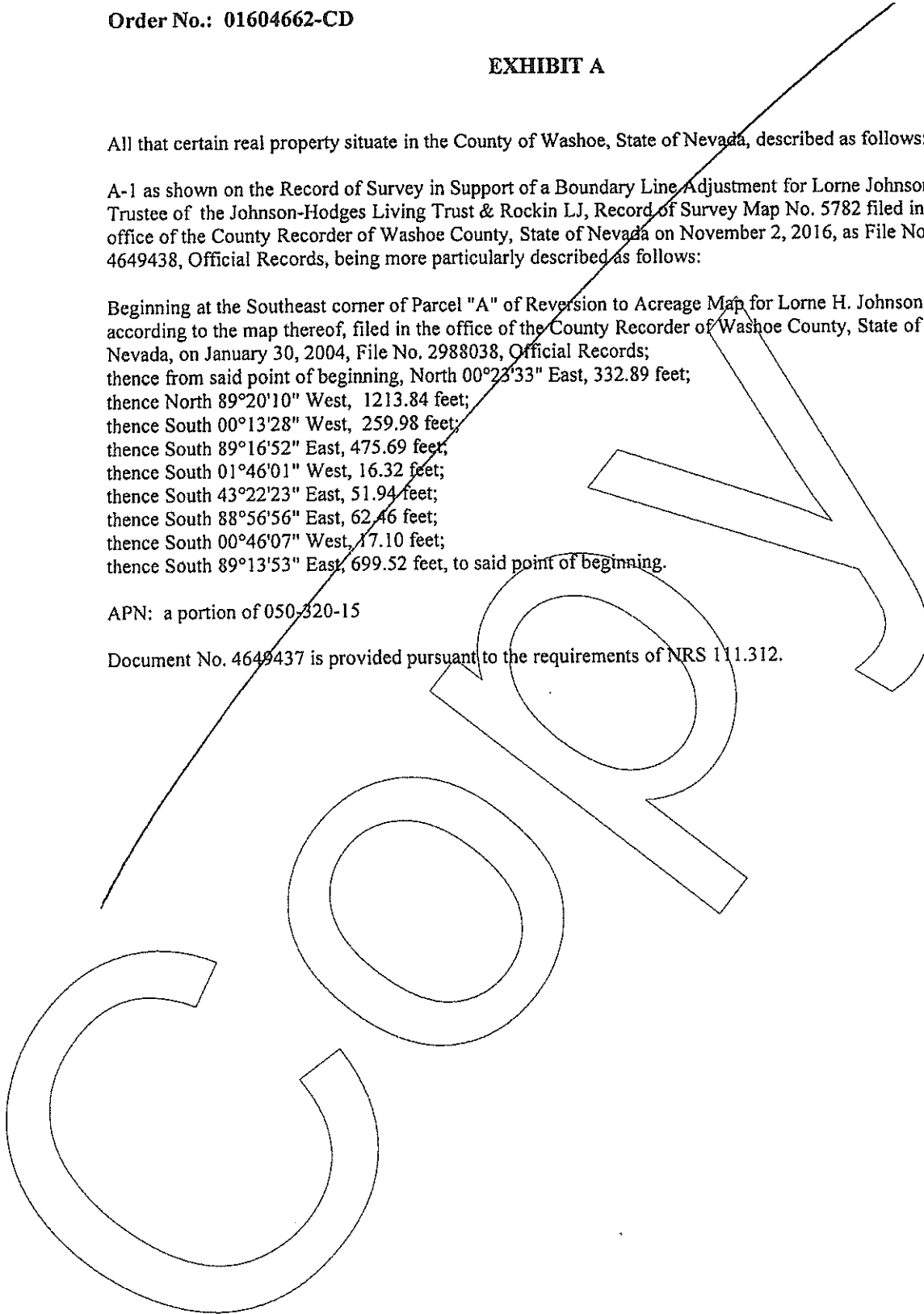


EXHIBIT "A"

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

Parcel A-1 as shown on the Record of Survey Supporting a Boundary Line Adjustment for Lorne Johnson, Trustee or his Successor in Trust Under the Family Trust Under the Johnson-Hodges Living Trust & Revocable LJ, Record of Survey Map No. 5782, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 2, 2016, as File No. 4649438, Official Records, being more particularly described as follows:

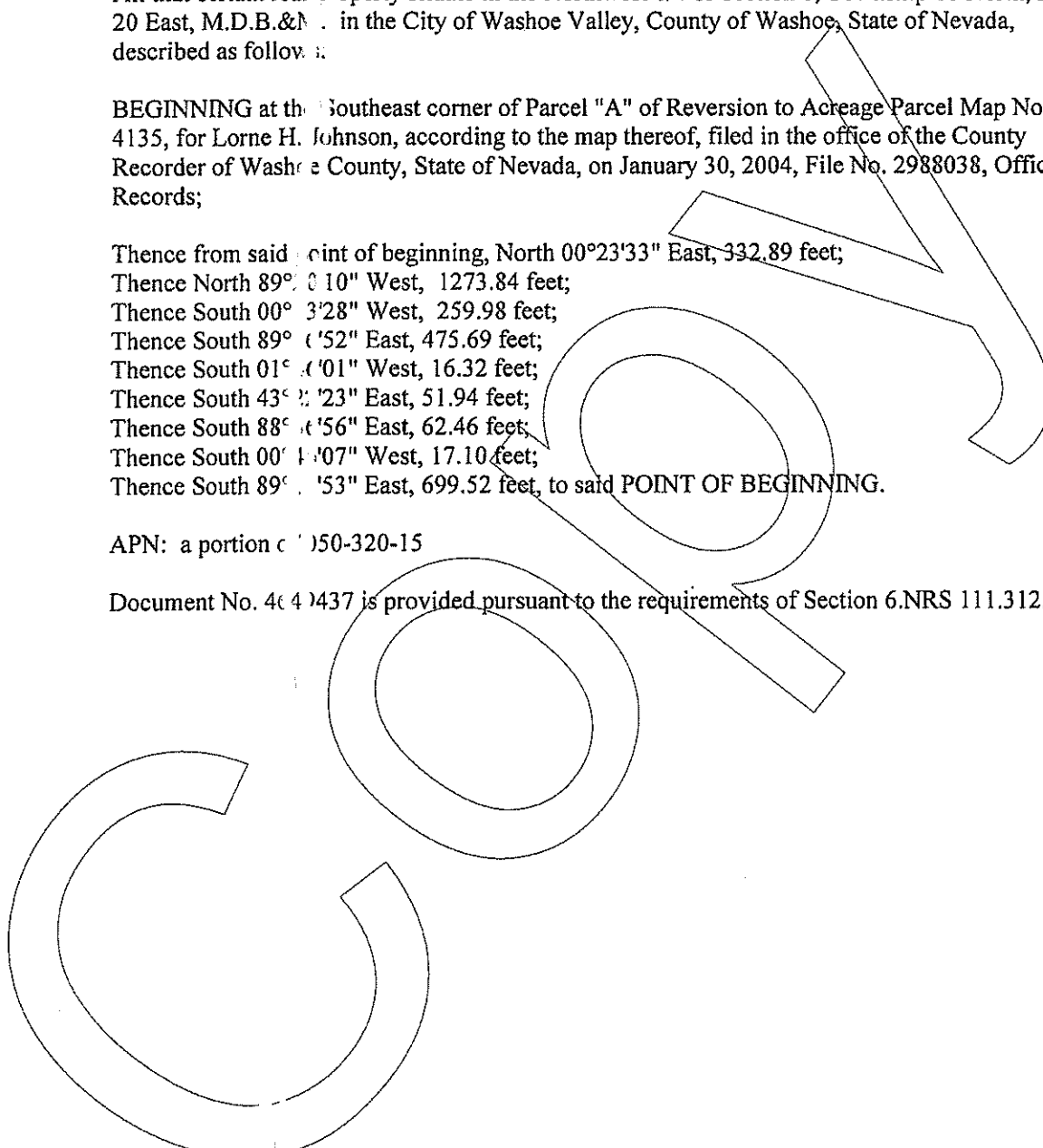
All that certain real property situate in the Northwest 1/4 of Section 6, Township 16 North, Range 20 East, M.D.B.&M. in the City of Washoe Valley, County of Washoe, State of Nevada, described as follows:

BEGINNING at the Southeast corner of Parcel "A" of Reversion to Acreage Parcel Map No. 4135, for Lorne H. Johnson, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 30, 2004, File No. 2988038, Official Records;

Thence from said point of beginning, North 00°23'33" East, 332.89 feet;
Thence North 89°00'10" West, 1273.84 feet;
Thence South 00°33'28" West, 259.98 feet;
Thence South 89°00'52" East, 475.69 feet;
Thence South 01°00'01" West, 16.32 feet;
Thence South 43°00'23" East, 51.94 feet;
Thence South 88°00'56" East, 62.46 feet;
Thence South 00°00'07" West, 17.10 feet;
Thence South 89°00'53" East, 699.52 feet, to said POINT OF BEGINNING.

APN: a portion of 050-320-15

Document No. 4649437 is provided pursuant to the requirements of Section 6.NRS 111.312.



CORPORATION CHARTER & TRUST DEED

10- WASHOE LAND & CATTLE CO.

THIS INSTRUMENT, made this 14th day of February, 1917, between CORPORATION CHARTER & TRUST COMPANY, a Nevada corporation, first party, and WASHOE LAND & CATTLE COMPANY, a Nevada corporation, second party, WITNESSETH:

WHEREAS on the 14th day of April, 1913, the Washoe Land & Cattle Company, a corporation, organized and existing under the laws of the State of Nevada, made, executed and thereafter acknowledged and delivered to the Corporation Charter & Trust Company, a corporation, organized and existing under the laws of the State of Nevada, as trustee, its certain deed of conveyance in trust and security for the objects and purposes set hereinafter named; which said deed of trust and conveyance was thereafter and on the 10th day of April, 1913, duly filed for record in the office of the County Recorder, of Washoe County, State of Nevada, in Washoe County, Nevada, and therein recorded in Book 43 of Records at page 12, thereby conveying certain lands and premises, with their appurtenances and water rights and privileges, situate in Washoe County, State of Nevada, and so in said conveyance specifically described; which said deed of conveyance was for the express purpose of securing the payment of an issue of bonds of the said Washoe Land & Cattle Company, said bonds being in the sum and amount of \$20,000.00, in denominations of \$100.00 each, with 5% interest thereon, payable semi-annually, said bonds being payable ten years after date, and dated April 1, 1913, at Virginia City, Nevada, all of said bonds thereafter having been duly made, executed and delivered.

AND WHEREAS the said bonds, together with their coupons, have at the date hereof been fully paid, cancelled and delivered to the said trustee, and all and singular the debt, lien, mortgage and security created by the aforesaid deed of trust has been fully paid, cancelled and discharged in full conformity with the terms, covenants, conditions and provisions of said deed of trust and conveyance; and the said trustee has been by the said Washoe Land & Cattle Company requested to reconvey said premises, and to release and discharge the security and trust created thereby.

NOW, THEREFORE, in consideration of the premises hereinafore recited, and the sum of \$1.00, in lawful money of the United States, to the said Corporation Charter & Trust Company, a corporation, paid by the Washoe Land & Cattle Company, a corporation, the said Corporation Charter & Trust Company, first party, has this 20th day of January, 1917, granted, bargained, sold, conveyed and confirmed, released and discharged, and by these presents, does hereby grant, bargain, sell, convey, and confirm and release and discharge to and unto the said Washoe Land & Cattle Company, second party, its successors, legal representatives and assigns, all of the following described lands and premises, situate, lying and being in the County of Washoe, and State of Nevada, in said deed of trust therein described, and more particularly known as follows:

All the following described property situate, lying and being in Washoe County, State of Nevada, to wit:

The northwest quarter of section twenty, and the west half of the east half and the west half of section seventeen, and all that portion of the northwest quarter of the northwest quarter of section eighteen lying west of Washoe Lake, and all of sections eight, five and seven, and the east half of the west half of section six, all in Township sixteen, north, range twenty east, N.E. & S.E. M., and all of sec-

tion one, township seven north, range nine west, M.D.S. N., lying north of Goose Lake, less the west half of the northwest quarter of section one, and except the northwest quarter of the southeast quarter of said section one, and the north half and the southeast quarter and the east half of the northwest quarter, all in section thirty-three, township seventeen north, range nine west, M.D.S. N., also all that certain electric power line and the easement for the maintenance thereof between the different parts of the aforesaid lands as the same now exists over and across sections one, two, three and four, of township sixteen north, range nine west, M.D.S. N., and also all that portion of that certain electric power line extending from the lands aforesaid in an easterly or northeasterly direction to a certain point near the Daily Consolidated Mill, at which point a branch line is connected with that line, with all the right and easement of the said Goose Lake & Cattle Company to maintain said line.

TOGETHER WITH ALL AND WHICHEVER the covenants, conditions and appurtenances thereto belonging or in anywise appertaining, including any and all water and water rights appropriated or owned by the said Goose Lake and Cattle Company for use upon or in connection with any of its said property.

The said Corporation Charter & Trust Company, first party, hereby expressly releases and discharges any and all debts, obligations and liabilities of the Goose Lake & Cattle Company, second party, created by said deed of trust, and operating therein in the name of and in the execution of the trusts created by the deed of trust in the preamble of this deed heretofore specifically recited.

IN WITNESS WHEREOF, Corporation Charter & Trust Company, a corporation, first party, has caused this instrument to be executed by its duly authorized officers the day and year in this instrument first above written.

CORPORATION CHARTER & TRUST COMPANY,

(CORPORATE SEAL)

By G. E. Mack,
Vice President,
By Geo. E. Green,
Secretary.

COUNTY OF GARSON,)
STATE OF MONTANA,) ss.

On this 14th day of February, 1917, personally appeared before me, GEORGE SPRINGER, a notary public, in and for Garson County, G. E. MACK, known to me to be the Vice president and GEORGE E. GREEN, known to me to be the secretary of Corporation Charter & Trust Company that executed the foregoing instrument, and upon oath, did depose that they are the officers of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation; that the signatures to said instrument were made by officers of said corporation as indicated after said signatures; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL) George Springer,
Notary Public.

Filed for Record at request of Washoe Land & Cattle Co. 11-24-1917
11:15. past 2 o'clock P.M.

WASHOE COUNTY, NEVADA
County Clerk

JENNIE T. COLL TO W. F. EDWARDS.

THIS INDENTURE, Made the Thirteenth day of October one thousand nine hundred and sixteen BETWEEN JENNIE T. COLL of the city of Reno County of Washoe State of Nevada the party of the first part, and W. F. EDWARDS of the City of Reno County of Washoe State of Nev. the party of the second part.

SAYETH SHE: That the said party of the first part, in consideration of the sum of ten Dollars, said coin of the United States of America to her to hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain and sell, unto the said party of the second part, and to her heirs and assigns, forever; all that certain lot, piece or parcel of land situate in the City of Reno, County of Washoe, State of Nevada, and bounded and described as follows, to-wit:

Lot No. 2 Block Fourth, eight of the new South side addition to the City of Reno, according to the official plat of the said addition, including Rylands addition No. 1, Berke's Survey on file in the office of the County Recorder of said Washoe County.

TOGETHER with the tenements, hereditaments, and appurtenances, thereto belonging, or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year first above written.

Jennie T. Coll

State of Nevada,)
County of Washoe,) ss.

On this 13th day of October A. D. one thousand nine hundred and sixteen personally appeared before me, J. E. Davoy, a Notary Public in and for the said County of Washoe, JENNIE T. COLL known to me to be the person described in and who executed the annexed instrument, who acknowledged to me that she executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my Office in the County of Washoe, the day and year of this certificate first above written.

(SEAL) J. E. Davoy

Notary Public in and for the County of Washoe, State of Nevada
My commission expires July 1st, 1919.

Willing No. 11407

Filed for Record at the Request of J. E. Edwards Mar-18-

DOC # 2988037
01/30/2004 01:43P Fee:16.00
BK1
Requested By
LORNE JOHNSON
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 3 RPTT 0.00



After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations
PO Box 10100
Reno, Nevada 89520
W.O. _____

APN: 050-320-11 & 12

RELINQUISHMENT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS:

SIERRA PACIFIC POWER COMPANY, a Nevada corporation, and NEVADA BELL TELEPHONE COMPANY DBA SBC NEVADA, a Nevada corporation, do by these presents, relinquish and reconvey unto, to any and all persons legally entitled thereto, that portion of the easements described on Parcel Map 2011, filed as Document #1093740 on August 19, 1986, in Official Records of Washoe County Nevada, TO WIT:

SEE EXHIBIT "A"

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belonging or in any ways appertaining thereto.

DATED this 13TH day of September, 2003.

SIERRA PACIFIC POWER COMPANY
a Nevada corporation

BY: _____

William T. Roullier
WILLIAM T. ROULLIER,
Manager, Land Operations

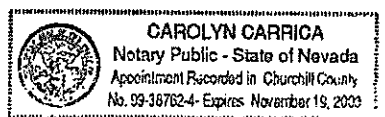


2988037
01/30/2004
2 of 3

STATE OF NEVADA)
COUNTY OF WASHOE)

This instrument was acknowledged before me on September 8, 2003 by WILLIAM T. ROULLIER as Manager, Land Operations for SIERRA PACIFIC POWER COMPANY, a Nevada corporation.

Carolyn Carrica
Notary Public



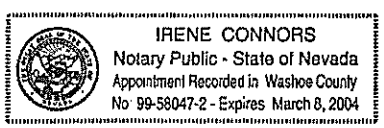
NEVADA BELL TELEPHONE COMPANY DBA SBC
NEVADA,
a Nevada corporation

By: Diana T. Callahan
DIANA T. CALLAHAN, Senior Engineer, Right-of-Way

STATE OF NEVADA)
COUNTY OF WASHOE)

This instrument was acknowledged before me, a Notary Public, on September 18th, 2003 by DIANA T. CALLAHAN, SENIOR ENGINEER, RIGHT-OF-WAY, NEVADA BELL TELEPHONE COMPANY DBA SBC NEVADA, a Nevada corporation.

Irene Connors
Notary Public





2988637
81/39/2004
3 of 3

EXHIBIT A

Easements within Section 6, Township 16 North, Range 20 East M.D.M. 5 feet in width, 2 ½ feet on each side of the line between Parcels 1 & 2 as shown on Parcel Map 2011, filed as document #1093740 on August 19, 1986, in Official Records of Washoe County Nevada.

EXCEPTING THEREFROM, the Easterly 7 ½ feet and Westerly 5 feet of said Parcels 1 & 2.

Dan Asikainen, P.L.S. #3318
Jeff Codega Planning / Design
433 West Plumb Lane
Reno, NV 89509



1213730

WITNESSES

known all men by these presents;

That the undersigned do hereby release, remise and quitclaim
REAL GOULBT *JUDY GOULBT*
unto REAL GOULBT and JUDY GOULBT Husband and wife, as joint
tenants and all other record owners of the land encumbered
by the rights herein quitclaimed in severalty and upon the
same tenure as their respective interests appear of record,
all of their rights and privileges in and to the following
described utility easement situated in the County of WASHOE,
State of NEVADA, to-wit:

A portion of section 6, Township 16 North, Range 20 East,
N.D.B.&M., Washoe County, Nevada.

An easement, 5.0 feet in width, centered about the lot line
common to Parcel 1 and Parcel 2, as described in the Parcel
Map for David E. Cox, Trustee, Rossow Short Term Trust No. 1,
recorded on August 19, 1986, Document No. 1093740, Official
Records of Washoe County.

IN WITNESS WHEREOF, the undersigned have executed these presents

this 24TH Day of NOVEMBER, 1987.

Nevada Bell & Nevada Corporation

By: *William K...*

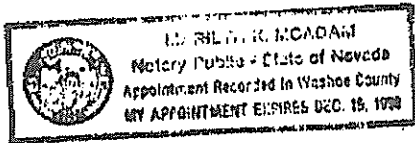
Continental Cable Vision a Nevada
Corporation.

By: *John J. ...*

RECORDER'S MEMO: Legibility of writing, typing
or printing UNSATISFACTORY in this document
when received.

STATE OF NEVADA)
COUNTY OF WASHOE) ss.

On NOVEMBER 24, 1987 personally appeared
before me, a notary public DR. MCKEY
_____ ,
who acknowledged that _____ he _____ executed the above instrument.



Margaret K. ...
signature

3185 Lakeshore
CARSON City NV
89701

OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORDED & INDEXED BY
Beal Goulet
'87 DEC 18 P2:03

JOE McLECHER
COUNTY RECORDER
FEE 6⁰⁰ DEC 18

1213730

RECORDER'S NOTE:

NRS 247.120 Sec. 3:

3. Before accepting for recording any instrument enumerated in subsection 1, the county recorder may require a copy suitable for recording by a method used by the recorder to preserve his records. Where any rights might be adversely affected because of delay in recording caused by this requirement, the county recorder shall accept the instrument conditionally subject to submission of a suitable copy at a later date. The provisions of this subsection do not apply where it is impossible or impracticable to submit a more suitable copy.

* * * * *

Because the quantity, characteristics or condition of this document may render it unsuitable for making copies from microfilm, the filer who presented this document for recordation has been requested to submit a document which is more suitable for microfilming.

BOOK-25-118-001

DEC 18 1987

DEC 18 1987
OFFICIAL RECORDS
WASHOE COUNTY, NEV.
RECORD REQUESTED BY 2:03 PM
REAL GOUTLET
JOE MELCHER
COUNTY RECORDER
FEE 100 DEP RE

1213730

BK7 P4135
Requested By
LORNE JOHNSON

Washoe County Recorder
Kathryn L. Burke, Recorder
Pg 1 of 1 RP 11 0 00

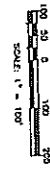
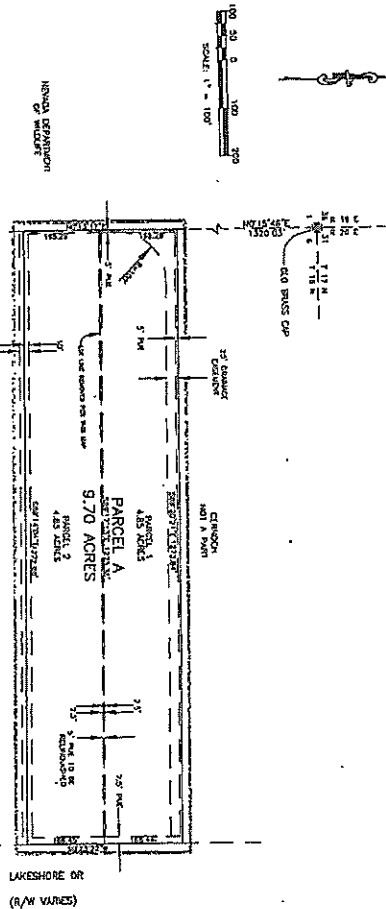
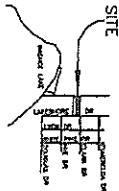


CONTRACTING DEPARTMENT
FOR ANY SUBSEQUENT
CHANGES TO THIS CONTRACT

2/16/05

SECURITY INTEREST CONTRACT
THIS SECURITY INTEREST CONTRACT IS MADE AND ENTERED INTO AND FULLY
PERFORMED BY THE PARTIES HERETO AND IS NOT TO BE CONSIDERED AS A
MORTGAGE OR A SECURITY INTEREST IN REAL PROPERTY UNDER THE
MORTGAGE ACT, CHAPTER 40, NRS, OR ANY OTHER LAW, STATUTE, OR
REGULATION, BUT IS TO BE CONSIDERED AS A CONTRACT AS SUCH.
WASHOE COUNTY, NEVADA

THE SECURITY INTEREST CONTRACT
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REGULATION, BUT IS TO BE CONSIDERED AS A CONTRACT AS SUCH.
WASHOE COUNTY, NEVADA



5414

SECURITY INTEREST CONTRACT
1. THE PART HAS PROVIDED UNDER MY DIRECT SUPERVISION AT THE RESIDE OF
LORNE H. JOHNSON AND OTHERS A SECURITY INTEREST IN THE PART OF SECTION 4,
T11N, R11E, S11W, WASHOE COUNTY, NEVADA, AS SHOWN ON THE ATTACHED SITE
PLAN, PARCEL A, PARCEL 2 AND PARCEL 3, AND THE PART HAS PROVIDED UNDER
MY DIRECT SUPERVISION AT THE RESIDE OF LORNE H. JOHNSON AND OTHERS
A SECURITY INTEREST IN THE PART OF SECTION 4, T11N, R11E, S11W, WASHOE
COUNTY, NEVADA, AS SHOWN ON THE ATTACHED SITE PLAN, PARCEL A, PARCEL
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AT THE RESIDE OF LORNE H. JOHNSON AND OTHERS A SECURITY INTEREST IN
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SHOWN ON THE ATTACHED SITE PLAN, PARCEL A, PARCEL 2 AND PARCEL 3.

Revision Parcel Map 4135

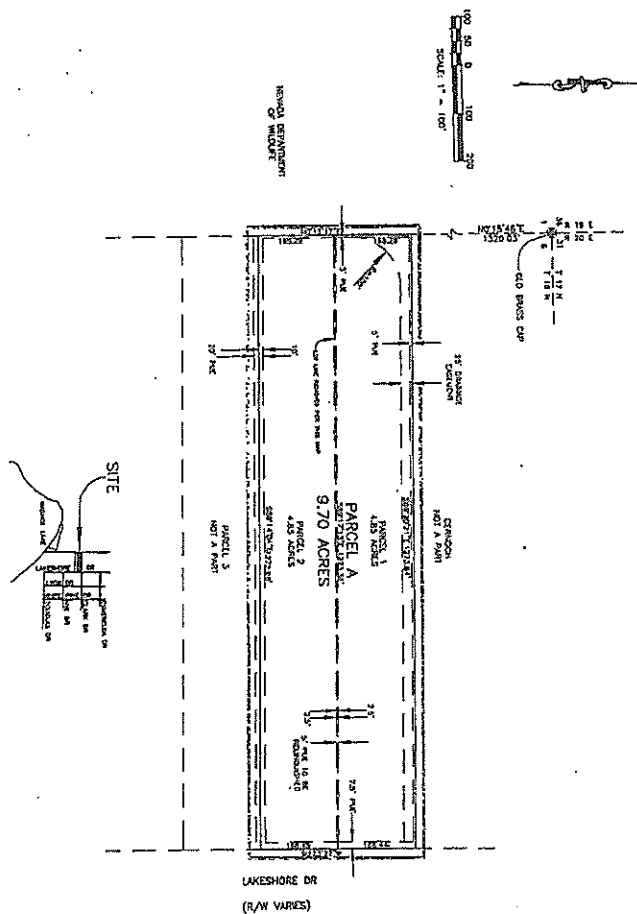


CHANGING TO THIS DATE
 FOR AIR SURVEILLANCE
 SHOULD BE

210835

SECURITY INTEREST HOLDERS CERTIFICATE
 THIS IS TO CERTIFY THAT THE PROVISIONS OF THIS
 PLAN BY GRANTEE RECORDS FILED IN OFFICE RECORDS, WASHOE COUNTY, NEVADA
 RE: C. SHERIDAN, SR. DOCUMENT # 2988038
 ANDRE C. SHERIDAN, SR. DOCUMENT # 2988035

THE GRANTEE CERTIFICATE
 THIS IS TO CERTIFY THAT THE GRANTEE HAS BEEN ADVISED THAT
 THE GRANTEE'S INTEREST IN THE PROPERTY IS SUBJECT TO THE
 PROVISIONS OF THE PLAN BY GRANTEE RECORDS FILED IN OFFICE RECORDS,
 WASHOE COUNTY, NEVADA. THE GRANTEE'S INTEREST IN THE PROPERTY
 IS SUBJECT TO THE PROVISIONS OF THE PLAN BY GRANTEE RECORDS FILED
 IN OFFICE RECORDS, WASHOE COUNTY, NEVADA. THE GRANTEE'S INTEREST
 IN THE PROPERTY IS SUBJECT TO THE PROVISIONS OF THE PLAN BY GRANTEE
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 GRANTEE RECORDS FILED IN OFFICE RECORDS, WASHOE COUNTY, NEVADA.



9614

REVISION FENCED MAP 4135

2988038

REVERSION TO AORFAGE

LORNE H. JOHNSON

PARCELS 1 & 2 OF PARCEL MAP 4135

WASHOE COUNTY

2004

TAX CERTIFICATE
 THIS IS TO CERTIFY THAT ALL PROPERTY TAXES ON THE LAND AND
 IMPROVEMENTS THEREON HAVE BEEN PAID TO THE WASHOE COUNTY
 CLERK'S OFFICE AS OF THE DATE OF THIS CERTIFICATE. THE
 TAXES WERE PAID BY THE GRANTEE OR HIS SUCCESSORS.
 DATE: 01/30/2004
 BY: [Signature]

GRANTEE'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE GRANTEE HAS BEEN ADVISED THAT
 THE GRANTEE'S INTEREST IN THE PROPERTY IS SUBJECT TO THE
 PROVISIONS OF THE PLAN BY GRANTEE RECORDS FILED IN OFFICE RECORDS,
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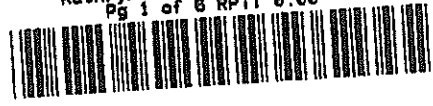
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 GRANTEE RECORDS FILED IN OFFICE RECORDS, WASHOE COUNTY, NEVADA.



A.P.N. # 050-320-11 & 12
ESCROW NO. 030719055
RECORDING REQUESTED BY:
STEWART TITLE COMPANY

DOC # 2985335
01/26/2004 02:09P Fee:19.00
BK1
Requested By
STEWART TITLE OF NORTHERN NEVADA
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 6 RPT 0.00



WHEN RECORDED MAIL TO:

Reed C. Simmons

(space above for recorder's use only)

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 23rd day of January, 2004, between, Lorne H. Johnson and Genevieve A. Hodges, husband and wife as joint tenants with right of survivorship

herein called "Trustor", STEWART TITLE OF Northern Nevada, a Nevada Corporation herein called "Trustee", and

Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property

herein called "Beneficiary"

WITNESSETH:

That Trustor irrevocably grants to Trustee in trust, with power of sale, all interest of Trustor in that certain property situate in Washoe County, State of Nevada, more particularly described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description. See Exhibit "B" attached for additional terms

TOGETHER WITH, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject, however, to the right of Beneficiary, during any period of default hereunder, and without waiver of such default, to collect said rents, issues, and profits by any lawful means and to apply the same, less costs and expenses of collection, to any indebtedness secured hereby.

FOR THE PURPOSE OF SECURING: (1) payment of the sum of \$ 318,516.00 and the interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) payment of additional sums and interest whereon which may hereafter 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.

AND THIS INDENTURE FURTHER WITNESSETH:

I. Trustor agrees to properly care for and keep said property in good condition and repair; not to remove or demolish any building thereon; to complete in a good and workmanlike manner any building which may be constructed thereon, and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws, ordinances and regulations relating to any alterations or improvements made thereon; not to commit or permit any waste thereof; not to commit, suffer, or permit any act to be done in or upon said

CONTINUED ON NEXT PAGE (One Inch Margin on all sides of Document for Recorder's Use Only)



DEED OF TRUST WITH ASSIGNMENT OF RENTS - Page 2.
property in violation of any law, covenant, condition, or restriction affecting said property, to cultivate, irrigate, fertilize, fumigate, prune, and/or do any other act or acts, all in a timely and property manner, which from the character or use of said property, may be reasonably necessary, the specific enumerations herein not excluding the general.

2. Trustor agrees to pay and discharge all costs, fees and expenses of this trust incurred in connection with any default by Trustor.

3. During the continuance of this trust, Trustor covenants to keep all buildings that may now or at any time be on said property in good repair and insured against loss by fire, with extended coverage endorsement, in a company or companies authorized to issue such insurance in the State of Nevada. Said insurance shall be at least in the sum of all obligations having priority over this deed of trust, or the maximum full insurable value of such buildings, whichever is less. Said insurance shall be payable to Beneficiary to the amount of any monetary loss suffered by Beneficiary as a result of the breach by Trustor of a provision of this deed of trust or of the Agreement hereby secured. The policy or policies of said insurance shall be delivered to Beneficiary or to the collection agent of Beneficiary, as further security, and in default thereof, Beneficiary may procure such insurance and/or make such repairs, and expend for either of such purposes such sum or sums Beneficiary shall deem necessary. The amount collected by Beneficiary under any fire or other insurance policy may be applied by Beneficiary upon any monetary loss suffered by Beneficiary as a result of the breach by Trustor of a provision of this Deed of Trust or of the Agreement secured hereby, or, at the option of Beneficiary, the entire amount so collected, or any part thereof, may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

4. Trustor promises and agrees that if, during the existence of this trust, there be commenced or pending any suit or action affecting said property, or any part thereof, or the title thereto, or if any adverse claim for or against said property, or any part thereof, be made or asserted, he will appear in and defend any such matter purporting to affect the security and will pay all costs and damages arising because of such action.

5. Any award of damages in connection with any condemnation for public use of, or injury to said property, or any part thereof, is hereby assigned and shall be paid to Beneficiary, who may apply or release such moneys received by him in the same manner and with the same affect as herein provided for disposition of proceeds of insurance.

6. Trustee shall be under no obligation to notify any party hereto of any pending sale of said property, whether such sale is by foreclosure or otherwise or of any action or proceeding in which Trustor or Beneficiary or Trustee shall be a party, unless brought by Trustee.

7. At any time, and from time to time, without liability therefor and without notice to Trustor, upon written request of Beneficiary and presentation of this Deed of Trust and the Agreement secured hereby for endorsement and without affecting the personal liability of any person for performance of the Agreement secured hereby or the effect of this deed of trust upon the remainder of said property, Trustee may: reconvey any part of said property; consent in writing to the making of any map or plat thereof; join in granting any easement thereof or join in any extension agreement or subordination agreement in connection herewith.

8. Upon receipt of written request from Beneficiary that the Agreement secured hereby has been performed and upon the surrender of this Deed of Trust and the Agreement secured hereby to Trustee for cancellation and retention, or such other disposition as Trustee, in its sole discretion, may choose, and upon payment of its fees, the Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters of fact shall be conclusive proof of the truth thereof. The Grantee in such reconveyance may be described in general terms as "the person or persons legally entitled thereto".

9. Should Trustor default in any term, covenant or condition of the Agreement secured hereby, or in the performance of any of the covenants and agreements herein contained or incorporated herein by reference, Beneficiary may proceed to exercise the remedies herein provided. CONTINUED ON NEXT PAGE



DEED OF TRUST WITH ASSIGNMENT OF RENTS - Page 3

(a) Should default be made by Grantor in payment of any indebtedness secured hereby and/or in performance of any agreement herein, then Beneficiary may declare all sums secured hereby immediately due by delivery to Trustee of a written declaration of default and demand for sale, and of written notice of default and election to cause said property to be sold (which Trustee shall cause to be filed for record) and shall surrender to Trustee this Deed, the notes and all documentation evidencing any expenditure secured hereby.

(b) After three months shall be elapsed following recordation of such notice of default, Trustee shall sell said property at such time and at such place in the State of Nevada as the Trustee, in its sole discretion, shall deem best to accomplish the objects of these Trusts, having first given notice of such sale as then required by law. Place of sale may be either in the county in which the property is to be sold, or any part thereof, is situated, or at an office of the Trustee located in the State of Nevada.

(c) The Grantor, Pledgor and Mortgagor of the personal property herein pledged and/or mortgaged waives any and all other demands or notices as condition precedent to sale of such property.

(d) Trustee may postpone sale of all, or any portion, of said property by public announcement at the time fixed by said notice of sale, and may thereafter postpone said sale from time to time by public announcement at the time previously appointed.

(e) At the time of sale so fixed, Trustee may sell the property so advertised or any part thereof, either as a whole or in separate at its sole discretion, at public auction, to the highest bidder for cash in lawful money of the United States, payable at time of sale, and shall deliver to purchaser, a deed conveying the property so sold, but without covenant or warranty, express or implied, Grantor hereby agrees to surrender, immediately and with demand, possession of said property to such purchaser.

10. Trustee shall apply the proceeds of any such sale to payment of, expenses of sale and all charges and expenses of Trustee and of these Trusts, including cost of evidence of title and Trustee's fee in connection with sale; all sums expended under the terms hereof, not then repaid, with accrued interest at the rate of ten percent (10%) per annum, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

11. The following covenants No. 1, 3, 4 (interest 12%), 5, 6, 7 (counsel fees - a reasonable percentage), 8 and 9 of Nevada Revised Statutes 107.030, are hereby adopted and made a part of this Deed of Trust.

12. 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.

13. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. It is expressly agreed that the Trust created hereby is irrevocable by Trustor.

14. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged is made a public record as provided by law, reserving, however, unto the Trustee, the right to resign from the duties and obligations imposed herein whenever Trustee, in its sole discretion, deems such resignation to be in the best interest of the Trustee. Written notice of such resignation shall be given to Trustor and Beneficiary.

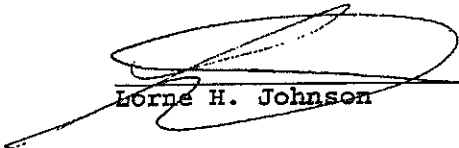
15. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. The term "Beneficiary" includes any future holder of the note secured hereby. The term "Trustor" includes the term "Grantor".

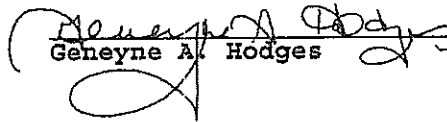
CONTINUED ON NEXT PAGE



2985335
01/26/2004
4 of 6

DEED OF TRUST WITH ASSIGNMENT OF RENTS - Page 4


Lorne H. Johnson


Genevye A. Hodges

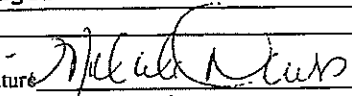


Executed this 26th day of Jan. 2004

STATE OF Nevada }
COUNTY OF Washoe } ss.

This instrument was acknowledged before me on January 26, 2004
by Lorne H. Johnson and Genevye A.

Hodges

Signature 
Notary Public



2985335
01/26/2004
5 of 6

**EXHIBIT "A"
LEGAL DESCRIPTION**

Order No.: 030719055

The land referred to herein is situated in the State of Nevada,
County of Washoe, described as follows:

Parcel 1, of PARCEL MAP 2011, (for David E. Cox, Trustee,
Rossow Short Term Trust No. 1, dated June 29, 1981),
according to the map thereof, filed in the office of the
County Recorder of Washoe County, State of Nevada, on
August 19, 1986, File No. 1093740.

APN: 050-320-11

Parcel 2, of PARCEL MAP 2011, (for David E. Cox, Trustee,
Rossow Short Term Trust No. 1, dated June 29, 1981),
according to the map thereof, filed in the office of the
County Recorder of Washoe County, State of Nevada, on
August 19, 1986, File No. 1093740.

APN: 050-320-12



2985335
81/26/2684
8 of 8

EXHIBIT "B"

ESCROW NO.: 030719055

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 THE 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 HEREBY, IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN ANY NOTE EVIDENCING THE SAME, IMMEDIATELY DUE AND PAYABLE.

DOC #4637830

09/29/2016 02:47:09 PM
Electronic Recording Requested by
TICOR TITLE - RENO (COMMERCIAL)
Washoe County Recorder
Lawrence R. Burtness
Fee: \$20.00 RPTT: \$0
Page 1 of 1

WHEN RECORDED MAIL TO:
Lorne H. Johnson

PO Box 18307
Reno NV 89511

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN 050-320-15
Escrow No. 01604662 CD

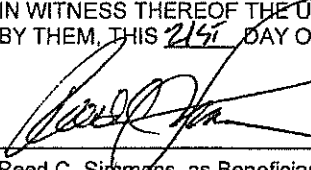
ABOVE SPACE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WHEREAS: Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property are the Owners and Holders of the Note secured by the Deed of Trust, both dated January 23, 2004, made by Lorne H. Johnson and Genevne A. Hodges, husband and wife as joint tenants with right of survivorship, TRUSTORS, to, Stewart Title of Norther Nevada, a Nevada corporation, TRUSTEE, for the benefit of Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Washoe, County, State of Nevada, as Instrument No. 2985336, hereby SUBSTITUTES Reed C. Simmons and Harvey C. Fennell, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, Reed C. Simmons and Harvey C. Fennell, hereby ACCEPTS the appointment as TRUSTEE under said Deed of Trust, and as SUCCESSOR TRUSTEE, pursuant to the Request of said Owners and Holders, and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY, without warranty to the person or persons legally entitled thereto, all of the estate held by it under said Deed of Trust.

IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEM, THIS 21ST DAY OF SEPTEMBER, 2016.




Reed C. Simmons, as Beneficiary and Successor Trustee

SIGNED IN COUNTERPART

Harvey C. Fennell, as Beneficiary and Successor Trustee

STATE OF NEVADA }
COUNTY OF WASHOE } ss:

This instrument was acknowledged before me on 9/21/16
by Reed C. Simmons



NOTARY PUBLIC



DOC #4637831

09/29/2016 02:47:09 PM
Electronic Recording Requested By
TICOR TITLE - RENO (COMMERCIAL)
Washoe County Recorder
Lawrence R. Burtness
Fee: \$20.00 RPTT: \$0
Page 1 of 1

WHEN RECORDED MAIL TO:
Lorne H. Johnson

3185 Lakeshore Drive
Reno, NV 89704

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN 050-320-15
Escrow No. 01604662 CD

ABOVE SPACE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WHEREAS: Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate proeprty are the Owners and Holders of the Note secured by the Deed of Trust, both dated January 23, 2004, made by Lorne H. Johnson and Genevye A. Hodges, husband and wife as joint tenants with right of survivorship, TRUSTORS, to, Stewart Title of Norther Nevada, a Nevada corporation, TRUSTEE, for the benefit of Reed C. Simmons, a married man as his sole and separate property, and Harvey C. Fennell, a married man as his sole and separate property, BENEFICIARY, which said Deed of Trust was recorded in the Office of the County Recorder of Washoe, County, State of Nevada, as Instrument No. 2985335, hereby SUBSTITUTES Reed C. Simmons and Harvey C. Fennell, as TRUSTEE, in Lieu of the above Trustee, under said Deed of Trust.

AND, Reed C. Simmons and Harvey C. Fennell, hereby ACCEPTS the appointment as TRUSTEE under said Deed of Trust, and as SUCCESSOR TRUSTEE, pursuant to the Request of said Owners and Holders, and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY, without warranty to the person or persons legally entitled thereto, all of the estate held by it under said Deed of Trust.

IN WITNESS THEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEM, THIS 28th DAY OF September, 2016.

SIGNED IN COUNTERPART

Reed C. Simmons, as Beneficiary and Successor Trustee

Harvey C. Fennell

Harvey C. Fennell, as Beneficiary and Successor Trustee

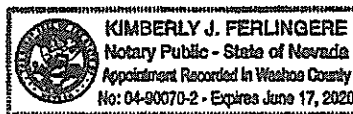
STATE OF NEVADA
COUNTY OF [WASHOE]

} ss:

This instrument was acknowledged before me on 9/28/2016
by Harvey C. Fennell

Kimberly J. Ferlingere

NOTARY PUBLIC



DOC # 2993175
02/12/2004 03:29P Fee:18.00
BKI
Requested By
STEWART TITLE OF NORTHERN NEVADA
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 3 RPTT 0.80



Assessor's Parcel Number:

50-320-1112

Mail Tax Statements To:

Wells Fargo Real Estate Tax Services, LLC.

1 Home Campus X 2502-011

Des Moines, IA 50328-0001

Recording Requested By/Return To:

WELLS FARGO HOME MORTGAGE, INC.

3601 MINNESOTA DR. SUITE 200

BLOOMINGTON, MN 55435

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is

P.O. BOX 10304, DES MOINES, IA 503060304

does hereby grant, sell, assign, transfer and convey, unto

Wells Fargo Home Mortgage, Inc.

a corporation organized and existing under the laws of California

(herein "Assignee"),

whose address is P.O. Box 10304, Des Moines, IA 50306-0304

all beneficial interest under a certain Deed of Trust, dated FEBRUARY 04, 2004, made and executed by
LORNE H JOHNSON AND GENEYNE A HODGES, HUSBAND AND WIFE

to UNITED TITLE OF NEVADA, 4100 W. FLAMINGO ROAD, #1000, LAS VEGAS, NV 89103

Trustee, and given

to secure payment of THREE HUNDRED TWENTY TWO THOUSAND AND 00/100

(\$ *****322,000.00)

(Include the Original Principal Amount)

which Deed of Trust is of record in Book, Volume, or Liber No.

, at page

(or as No. 2993174) of the

Records of WASHOE

County, State of Nevada, together with the note(s) and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such Deed of Trust.

TO HAVE AND TO HOLD, the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Deed of Trust.

Nevada Assignment of Deed of Trust with Acknowledgment

Page 1 of 2

VMP -995W(INV) (0203)

VMP MORTGAGE FORMS - (800)521-7291

3/02





2993175
02/12/2004
2 of 3

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on FEBRUARY 04, 2004

Witness

PINNACLE MORTGAGE OF NEVADA, LLC
(Assignor)

Witness

By: Janet Jones
(Signature)
JANET JONES

Attest

Seal:

This Instrument Prepared By: PINNACLE MORTGAGE OF NEVADA, LLC Address:
12550 SE 93RD AVE, SUITE 400, CLACKAMAS, OR 97015-0000 (503) 353-4800

State of ~~NEVADA~~ Oregon
County of ~~WASHOE~~ Clackamas

This instrument was acknowledged before me on FEBRUARY 04, 2004
by Janet Jones

as Assistant Vice President

of
Pinnacle Mortgage Of Nevada, LLC.

Jennifer Macfarlane

