

DOC # 803954  
06/13/2012 09:11AM Deputy: AR  
OFFICIAL RECORD  
Requested By:

NAHAC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-612 PG-2965 RPTT: 0.00



Assessor's Parcel Number:  
1220-24-201-031  
Recording Requested By:

NAHAC  
10585 Double R Blvd.  
Suite B  
Reno, NV 89521

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(Space Above This Line For Recording Data)

**SUBORDINATE DEED OF TRUST**

Pamela Ann Beekhof, a single woman [and  
marital status] ("Borrower") of Gardnerville, Nevada, for the sum of \$ 9,000.00  
and other valuable consideration paid, grants, with Deed of Trust covenants, to the **NEVADA  
AFFORDABLE HOUSING ASSISTANCE CORPORATION** ("Lender"), the mailing  
address of which is 10585 Double R Blvd., Suite B, Reno, NV 89521, the following real  
property (the "Property"):

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR ROBERT AND YOSHIKO OSWALD  
RECORDED JANUARY 19, 1993, IN BOOK 193 AT PAGE 2246, OFFICIAL RECORDS OF DOUGLAS  
COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 297501.

Parcel No.: 1220-24-201-031  
PROPERTY ADDRESS: 1874 Colt Lane, Gardnerville, NV 89410

This Subordinate Deed of Trust is given to secure payment of the above amount, and is subject  
to the terms and conditions of a certain Promissory Note ("Note"), of even date herewith,  
given to the Borrower.

The Note shall be repaid in accordance with the schedule set forth in both the Note and herein  
below if Borrower sells or transfers the Property and does not continue to occupy the Property  
as Borrower's primary residence for the term of the Note.

The Effective Date shall be the date of this Subordinate Deed of Trust.



Months resided in Residence after the Effective Date	Collectable amount as percent of loan
Less than 12 months	100%
12 months and a day to 24 months	80%
24 months and a day to 36 months	60%
36 months and a day to 48 months	40%
48 months and a day to 60 months	20%
60 months and a day	0%

Borrower hereby agrees as follows:

- A. To own the Property as Borrower's principal residence during the term of the Note.
- B. To not refinance the first mortgage loan if such a refinance would decrease Borrower's equity in the Property or provide cash back to Borrower for five (5) years from date of this Subordinate Deed of Trust.
- C. Borrower agrees to not sell, transfer, dispose of, encumber or alter the intended use of all or any part of the fee simple interest in the Property or any interest therein (including a beneficial interest).
- D. To secure to Lender: (a) the repayment of the indebtedness evidenced by the Note, together with interest thereon, and all renewals, extensions and modifications thereof; (c) the performance of all covenants, agreements and obligations of Borrower under the Note.
- E. The loan will only be repayable if the borrower sells the property before the 60 month time period expires and there is sufficient equity to pay the loan.

Notwithstanding anything contained in this Subordinate Deed of Trust to the contrary, this Subordinate Deed of Trust and the obligations contained herein shall automatically terminate on the fifth anniversary of this Subordinate Deed of Trust or the first day of the 61st month, whichever comes first; provided, however there does not exist, at such time, any uncured event of default under either this Deed of Trust.

Borrower's failure to comply with the covenants contained herein or with any terms or conditions of the Note, shall constitute a default under this Subordinate Deed of Trust Upon such default, Lender may send a written notice to Borrower stating the default, request immediate payment of the Note, in accordance with the chart set forth above, all reimbursable costs and expenses, including attorneys' fees, and Lender shall have all legal and equitable remedies available under law, including the right to foreclose this Subordinate Deed of Trust.



This Subordinate Deed of Trust shall be governed by the laws of the State of Nevada.

Witness the execution hereof this 10<sup>th</sup> day of APRIL, 2012

Signed and acknowledged  
in the presence of:

*Pamela Ann Beekhof*  
Borrower

Co-Borrower

Pamela Ann Beekhof  
Printed Name

Printed Name

STATE OF NEVADA  
COUNTY OF WASHOE ss:

BE IT REMEMBERED, that on this 10<sup>th</sup> day of APRIL, 2012  
before me, the subscriber, a Notary Public in and for said County and State, personally came,  
PAMELA ANN BEEKHOF, Borrower, (married or single) in the  
foregoing Subordinate Deed of Trust, and acknowledged the signing thereof to be their  
voluntary act and deed.

*Lillian Carrigan*  
Notary Public

