

APN: 1318-23-210-033

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
ORIGINALS AND TAX  
STATEMENTS TO:**

Mike Badella  
26672 Sutro Avenue  
Madera CA 93638

Pursuant to NRS 239B.030, the undersigned affirms that this document submitted for recording does not contain the social security number of any person or persons.

**DEED OF TRUST**

THIS DEED OF TRUST is made this 23rd day of November, 2016 between STEVEN and DEBORAH ARSENAULT, husband and wife, whose address is 1247 La Canada Lane Madera Ca 93638 Nevada (herein "Trustors"), FIRST AMERICAN TITLE INSURANCE COMPANY, whose address is 1663 Highway 395 Suite 101, Minden, NV 89423, (herein "Trustee"), and MIKE BADELLA and MOLLY BADELLA, whose address is 26672 Satro Avenue Madera CA 93638 (collectively herein "Beneficiary").

**WITNESSETH:**

That Trustors irrevocably grant, bargain, sell and convey to Trustee, in trust with power of sale, for the benefit of Beneficiary, the following described real property, together with all existing or subsequently erected certain real property in the County of Douglas, State of Nevada, commonly known as 217 Clubhouse Circle, Stateline, Nevada, Douglas County, Nevada Assessor's Parcel Number 1318-23-210-033, as more particularly described on the legal description attached hereto as Exhibit "A" and incorporated herein by this reference (herein, the "Property").

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of the sum of ONE HUNDRED FIFTY THOUSAND and no/100 dollars (\$150,000.00) thereon according to the terms of the Promissory Note of even date herewith made by Trustors, payable to order of Beneficiary, and extensions or renewals thereof, with the entire amount due and payable no later than EIGHTY FOUR (84) months from the close of escrow (the "Note"), (2) the performance of each agreement of Trustors incorporated by reference or contained herein, and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustors, or their successors or assigns when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

The undersigned Trustors request that a copy of any notice of default and any notice of sale hereunder be mailed to Trustors' address hereinbefore set forth.

A. To protect the security of this Deed of Trust, Trustors agree:

(1) To keep the Property in good condition and repair, not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said Property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said Property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said Property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to beneficiary liability for eighty percent (80%) of the fair market value of the Property with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustors. 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.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, if any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay, at least ten (10) days before delinquency and immediately furnish Beneficiary with proof of payment, all taxes and assessments affecting said Property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens with interest, on said Property or any part thereof, which appear to be prior or superior hereto; and all costs, fees and expenses of this Deed of Trust.

Should Trustors fail to make any payment or to do any act as herein provided, the Beneficiary or Trustee, but without obligation to do so and without notice to or demand upon Trustors and without releasing Trustors from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said Property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, pay necessary expenses, employ counsel and pay reasonable attorney's fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate of ten percent (10%) per annum until paid, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) In the event of sale or transfer, or of any agreement to sell or transfer any interest in the Property subject to this Deed of Trust, the unpaid balance under the Promissory Note securing this Deed of Trust shall become due and payable at the option of the Beneficiary; or upon such transfer, the Beneficiary may allow an assumption of the Promissory Note or payments of the required service charge and on such conditions as the Beneficiary may require.

B. It is mutually agreed:

(1) That any award of damages in connection with any condemnation for public use of or injury to the 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 effect as above provided or disposition of proceeds of fire or other insurance.

(2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(3) That at any time of from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and the Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of the Property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and the Note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the Property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) That as additional security, Trustors hereby give to and confer upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of the Property, reserving unto Trustors the right, prior to any default by Trustors 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 the Property or any part thereof, in his own name sue 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 the Property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That upon default by Trustors in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold the Property which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed of Trust, the Note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law, following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustors, shall sell the Property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of the Property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser a deed conveying the Property sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustors, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of all: sums expended under the terms hereof not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county where the Property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustors, Trustee and Beneficiary hereunder, the book and page where this Deed of Trust is recorded and the name and address of the new Trustee.

(8) That 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. The term Beneficiary shall mean the owner and holder, including pledges of the Note secured hereby, whether or not named as Beneficiary herein. 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.

(9) That Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Trustors, Beneficiary or Trustee shall be a party unless brought by Trustee.

TRUSTORS:

  
STEVEN ARSENAULT

STATE OF California )  
COUNTY OF Fresno ) : SS.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness accuracy, or validity of that document.

This instrument was acknowledged before me on Nov. 23rd, 2016  
by Steven Arsenault.

WITNESS my hand and official seal.

  
NOTARY PUBLIC



Deborah Arsenault  
DEBORAH ARSENAULT

STATE OF California )  
COUNTY OF Fresno ) : ss.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness accuracy, or validity of that document.

This instrument was acknowledged before me on Nov. 23rd, 2016  
by Deborah Arsenault.

WITNESS my hand and official seal.

Meagan Ansel  
NOTARY PUBLIC

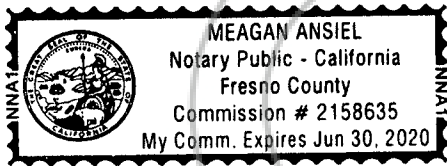


Exhibit A

Legal Description

Lot 34, of LAKE VILLAGE UNITE NO. 2-A, as shown on the official map filed in the office of the County Recorder of Douglas County, Nevada on August 9, 1972 as document No. 61076.

The preceding legal description was recorded as Document 627003 on October 18, 20014 in the Official Records of Douglas County, Nevada.

