

**A portion of:**

**APN# : 1320-03-001-014**

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No.: 084181-TEA**

**When Recorded Mail To:**

Mark A. Thompson

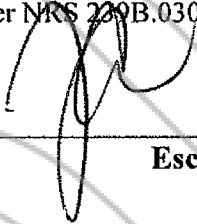
Kathryn A. McIntosh

1450 Locust Drive

Tracy, CA 95376

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 209B.030)



**Signature**

**Traci Adams**

**Escrow Officer**

**This document is being  
recorded as an  
accommodation only.**

**DEED OF TRUST**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

A portion of:  
A. P. No. 1320-03-001-014

When recorded mail to:  
Mark A. Thompson  
Kathryn A. McIntosh  
1450 Locust Drive  
Tracy, CA 95376

DEED OF TRUST  
WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made November 30, 2016, between WEST RIDGE HOMES, INC., A NEVADA CORPORATION, herein called "Trustor", whose address is: 610 Dark Horse, Gardnerville, NV 89410 MARK A. THOMPSON AND KATHRYN A. McINTOSH, husband and wife as joint tenants, herein called "Trustee", MARK A. THOMPSON AND KATHRYN A. McINTOSH, husband and wife as joint tenants, whose address is: 1450 Locust Drive, Tracy, CA 95376, herein called "Beneficiary",

W I T N E S S E T H:

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

**SEE EXHIBIT "A & B" ATTACHED HERETO AND MADE A PART HEREOF**

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 principal sum of \$155,000.00, 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; (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) payment of such additional sums which may hereafter be loaned to Trustor by Beneficiary when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

AND THIS INDENTURE FURTHER WITNESSETH:

1. Trustor agrees to properly care for and keep said property in good condition and repair; not to alter, remove, damage or demolish any building or improvement thereon; to complete in a good and workmanlike manner any building or improvement which may be constructed thereon, and to pay when due all claims for labor performed and materials furnished therefore; 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 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 proper 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 in such sum or sums as shall equal the total indebtedness secured by this Deed of Trust and 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 the unsatisfied obligation to Beneficiary 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 as Beneficiary shall deem necessary. The amount collected by Beneficiary under any fire or other insurance policy may be applied by Beneficiary upon the indebtedness secured hereby and in such order as Beneficiary may determine, or, at 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. To pay: at least ten days before delinquency 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; all costs, fees and expenses of this Trust. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor 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 encumbrance, 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 his reasonable fees.

5. 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 supporting to affect the security and will pay all costs and damages arising because of such action.

6. 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 manner and with the same affect as herein provided for disposition of proceeds of insurance.

7. Under all circumstances the Trustee will be obligated to notify Buyers of any sale, 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.

8. 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, as herein provided, for failure to so pay.

9. At any time, and from time to time, without liability therefore, upon written request of Trustor and Beneficiary, and without affecting the personal liability of any person for payment of the indebtedness secured hereby or affect of this Deed of Trust upon said property, Trustee may consent in writing to the making of any map or plat thereof or join in granting any easement thereon.

10. Upon receipt of written request from Beneficiary reciting that all sums secured hereby have been paid and upon surrender of this Deed of Trust and the note 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".

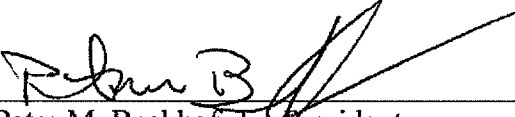
11. Should Trustor default in the payment of any indebtedness secured hereby, or in the performance of any of the covenants and agreements herein contained or incorporated herein by reference, Beneficiary may declare all sums secured hereby immediately due and payable.

12. The following covenants Nos. 1, 2, 3 (interest 4.00%), 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, and, notwithstanding any provision of said



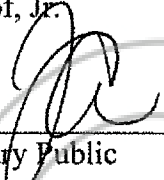
TRUSTOR:

West Ridge Homes, Inc., a Nevada Corporation

  
Peter M. Beekhof, Jr., President

STATE OF NEVADA        )  
  ) ss:  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on December 2, 2016,  
by Peter M. Beekhof, Jr.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

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

**A parcel of land located within a portion of the Northeast One-Quarter (NE1/4) of the Northeast One-Quarter (NE1/4) of Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:**

**A portion of Parcel No. 4 as shown on the Parcel Map for DOROTHY S. DUDLEY filed for record September 7, 1984 in the Office of the Recorder, Douglas County, Nevada as Document No. 106410, further described as follows:**

**BEGINNING at the Southwest corner of Parcel No. 3 per said Parcel Map; thence along the common boundary of said Parcel No. 3 & 4, North  $89^{\circ}58'00''$  East, 601.84 feet to a point on the future Westerly line of Last Chance Court; thence along said future Westerly line of Last Chance Court, South  $00^{\circ}05'28''$  West, 150.00 feet; thence South  $89^{\circ}58'00''$  West, 601.88 feet to a point on the Easterly line of Squires Street; thence along said Easterly line of Squires Street, North  $00^{\circ}06'20''$  East 150.00 feet to the POINT OF BEGINNING.**

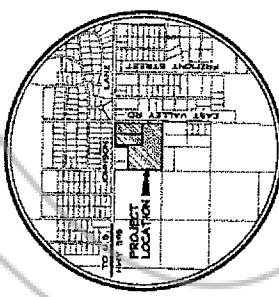
**The Basis of Bearing of this description is identical to the Parcel Map for Dorothy S. Dudley filed for record September 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 106410.**

**Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O.BOX 2229  
MINDEN, NEVADA 89423**

**Assessor's Parcel Number(s):  
1320-03-001-014**

EXHIBIT "B"

**CLERK, TREASURER'S CERTIFICATE**  
 I, \_\_\_\_\_, CLERK OF THE COUNTY OF DOUGLAS, NEVADA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED FOR RECORD IN THE PUBLIC LAND OFFICE OF THE U.S. DEPARTMENT OF THE INTERIOR, ON 4/1/82.



**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**  
 I, \_\_\_\_\_, CLERK OF THE COUNTY OF DOUGLAS, NEVADA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED FOR RECORD IN THE PUBLIC LAND OFFICE OF THE U.S. DEPARTMENT OF THE INTERIOR, ON 4/1/82.

**SURVEYOR'S CERTIFICATE**  
 I, \_\_\_\_\_, A FIELD SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

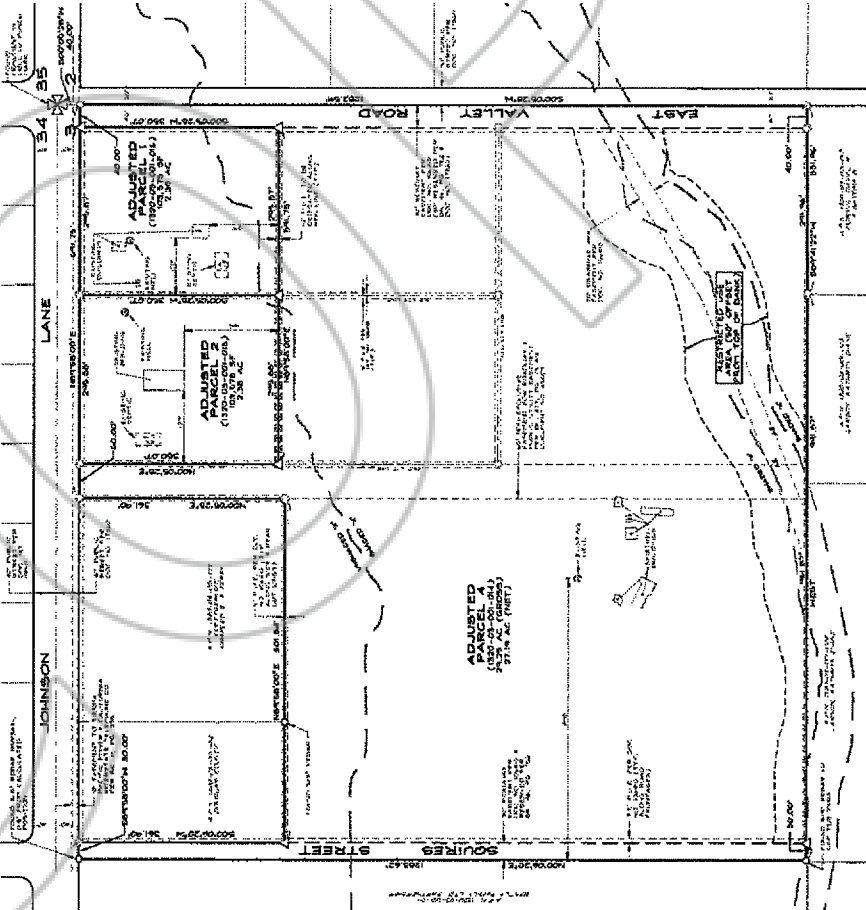
1. A FIELD SURVEY OF THE BOUNDARIES OF THE AFFECTED PARCELS HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 204, NRS, AND UNDER MY SUPERVISION AT THE REQUEST OF WEST RIDGE HOMES INC.
2. THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED.
3. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN SET AND THE INSTRUMENTS AND THE CHARACTER OF THE SURVEYING INSTRUMENTS USED IN THIS SURVEY ARE SET FORTH IN THE ADJUSTMENT OF THIS PLAT.
4. THE LINES AND BEARS ARE IN FULL ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 204, NRS, AND THE INSTRUMENTS AND THE CHARACTER OF THE SURVEYING INSTRUMENTS USED IN THIS SURVEY ARE SET FORTH IN THE ADJUSTMENT OF THIS PLAT.
5. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF CHAPTER 204, NRS, AND THE INSTRUMENTS AND THE CHARACTER OF THE SURVEYING INSTRUMENTS USED IN THIS SURVEY ARE SET FORTH IN THE ADJUSTMENT OF THIS PLAT.

**OWNER'S CERTIFICATE**  
 I, \_\_\_\_\_, OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE THAT:

1. I HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
2. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY INTERESTS IN THE AFFECTED PARCELS AS SHOWN ON THIS MAP.
3. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY INTERESTS IN THE AFFECTED PARCELS AS SHOWN ON THIS MAP.
4. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY INTERESTS IN THE AFFECTED PARCELS AS SHOWN ON THIS MAP.
5. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY INTERESTS IN THE AFFECTED PARCELS AS SHOWN ON THIS MAP.



NOTARY PUBLIC  
 CORY A. RIENE  
 STATE OF NEVADA



STATE OF NEVADA  
 COUNTY OF DOUGLAS

WEST RIDGE HOMES INC., A NEVADA CORPORATION  
 TITLE:  
 (ADJUSTED PARCEL 1 & ADJUSTED PARCEL 2)

JOHNSON LANE BAPTIST CHURCH, A NEVADA CORPORATION  
 TITLE:  
 (ADJUSTED PARCEL 2)

WEST RIDGE HOMES INC., A NEVADA CORPORATION  
 COUNTY OF DOUGLAS

WEST RIDGE HOMES INC., A NEVADA CORPORATION  
 COUNTY OF DOUGLAS

WEST RIDGE HOMES INC., A NEVADA CORPORATION  
 COUNTY OF DOUGLAS

**RECORDER'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_  
 MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. AS DOCUMENT NO. \_\_\_\_\_  
 RECORDED AT THE REQUEST OF WEST RIDGE HOMES, INC.

DOUGLAS COUNTY RECORDER

SCALE: 1" = 100'

RECORD OF SURVEY  
 TO SUPPORT A BOUNDARY LINE ADJUSTMENT  
 FOR  
 WEST RIDGE HOMES INC. &  
 JOHNSON LANE BAPTIST CHURCH

LOCATED WITHIN A PORTION OF THE NEVADA SECTION 36, T.18N., R.20E., N.D.M., DOUGLAS COUNTY, NEVADA

DATE OF SURVEY: 4/1/82  
 DATE OF RECORDING: 4/1/82

WEST RIDGE HOMES INC. &  
 JOHNSON LANE BAPTIST CHURCH

WEST RIDGE HOMES INC. &  
 JOHNSON LANE BAPTIST CHURCH