

A. P. No: 1320-33-210-069

Escrow No. 085871-PAH

Alpen Mortgage NV License #2121
Alpen Mortgage NMLS #363496

When recorded mail to:
Charles and Anita Maddox, Trustees
c/o Allied Note Collection Service
1000 Caughlin Crossing #30
Reno, Nevada 89519

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

**DEED OF TRUST WITH SECURITY AGREEMENT AND
WITH ASSIGNMENT OF RENTS**

(Secures Future Advances pursuant to NRS 106.300 et seq.)

THIS DEED OF TRUST WITH SECURITY AGREEMENT AND ASSIGNMENT OF RENTS, made FEBRUARY 22, 2017, between JENUANE COMMUNITIES THE RANCH L.L.C., a Nevada limited liability company, herein called "Trustor", whose address is: 10625 Double R Blvd., Reno, NV 89521, WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, herein called "Trustee", and CHARLES B. MADDOX and ANITA H. MADDOX, as Co-Trustees under the C.B. Maddox Family Trust Agreement dated February 2, 2017, herein called "Beneficiary", whose address is: P.O. Box 70577, Reno, NV 89570.

W I T N E S S E T H:

That Trustor hereby 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:

Lot D as shown on FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIA-1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 18, 2013, in Book 613, Page 4667, as Document No. 825569.

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.

Trustor further hereby grants, assigns, pledges, hypothecates and transfers to Beneficiary a security interest in the following described property in which Trustor now or at any time hereafter has any interest, whether as owner, lessee or otherwise (which property is hereinafter individually and collectively called the "Personal Property"):

a. All licenses, guaranties, surety or other bonds, warranties, indemnity agreements, sales agreements, construction agreements, management agreements, service agreements, maintenance agreements, insurance policies, plans and specifications, engineering studies, drawings, designs, computer or other programs and analyses (whether existing or capable of generation by use of any computer or other equipment), governmental or other approvals, permits, licenses or grants of rights or privileges of any kind, and other agreements, contracts, writings and general intangibles of every kind in which Trustor now has or at any time hereafter shall have any interest in or connection with any or all of the property encumbered by this Deed of Trust; and

b. All furniture, fixtures, equipment, machinery, appliances and goods of every nature whatsoever now or hereafter located in, or on or used, or intended to be used in connection with the property encumbered by this Deed of Trust, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and lights; and all fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bathtubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, panelling, rugs, attached floor coverings, furniture, pictures, antennas, trees and plants.

c. All building materials and supplies, maintenance materials, goods, raw materials, component parts, work in progress, and other inventory and tangible assets used or consumed in connection with any or all of the property encumbered by this Deed of Trust in which Trustor now or at any time hereafter owns or acquires any interest, and all products thereof, whether in the possession of Trustor, warehousemen, bailees or any other person and whether located at Trustor's place(s) of business or elsewhere; and

d. All general intangibles, accounts, deposits, deposit accounts, documents, contract rights, chattel paper and other rights to payment of any kind now existing or at any time hereafter arising in connection with any or all of the property encumbered by this Deed of Trust in connection with the performance by Trustor of any or all of the obligations, including, without limitation: any money or property now or hereafter deposited by or on behalf of Trustor in accordance with that certain Builders Control Agreement entered into by and between the Trustor, Beneficiary and AUTOMATIC FUNDS TRANSFER SERVICES, a Washington corporation, dba ALLIED TRUSTEE SERVICES, to be executed concurrently or substantially concurrently herewith; any city, county, public or governmental body, official, agency or authority, sewer or water district or company, gas or electric company or utility, telephone company or any other person in connection with the installation of any utility on, or providing any other benefit to, any of the property encumbered by this Deed of Trust; any royalties, maintenance fees, promotion fees, dues,

reimbursements of any cost or expenses or other rights to payment of any kind earned or payable at any time by tenants or other users of any of the property encumbered by this Deed of Trust (other than rents which are assigned to Beneficiary under a deed of trust or other instrument); and

e. Any and all proceeds and products from any of the Personal Property (including proceeds of proceeds) now existing or at any time hereafter acquired by or owing by Trustor, including without limitation, all accounts, contracts rights, chattel paper, instruments, general intangibles and other rights to payment of every kind now or at any time hereafter arising in connection with the sale, transfer or other disposition of any interest in any of the property encumbered by this Deed of Trust.

FOR THE PURPOSE OF SECURING: (1) Payment of the principal sum of \$1,626,000.00 ("Maximum Loan"), a portion of which in the amount of \$650,400.00 has been advanced to Trustor concurrently or substantially concurrently with the execution hereof, as evidenced by that certain Promissory Note or notes of even date; the balance of which Maximum Loan may hereinafter be advanced to Trustor by Beneficiary, in two (2) advances in the sum of \$487,800.00 each, provided however the first of said advances shall only be released provided Trustor first deposits \$125,000.00 in the construction management account held in escrow by Trustee, which Advances shall be made in Beneficiary's sole discretion, up to a cumulative principal balance of the Maximum Loan pursuant to NRS 106.030 (2) payment of such note or notes as may be executed by Trustor representing any future advances up to the Maximum Balance set forth above; (3) the performance of each agreement of Trustor incorporated herein by reference or contained herein; and (4) 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. Maintenance. 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 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 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. Expenses, Fees and Costs. Trustor agrees to pay and discharge all costs, fees and expenses of this trust incurred in connection with any default by Trustor.

3. Insurance. 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 and to provide Beneficiary with copies of such policy on each renewal at least ten (10) days prior to the expiration of the prior policy term. Said insurance shall indicate Beneficiary as an additional insured and 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 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. Litigation. 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. Condemnation Proceeds. 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 Obligations. Except as may be required by law, 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. Waiver. 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.

8. Trustee Approval of Map of Plat. At any time, and from time to time, without liability therefor, upon written request of Trustor and Beneficiary, and without affecting the personal liability of any person for payment of the indebtedness secured hereby or the effect 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.

9. Reconveyance. 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".

10. Acceleration. 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.

11. Adoption of Covenants. The following covenants Nos. 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, and, notwithstanding any provision of said covenant No. 7 to the contrary, proceeds of any foreclosure sale shall be distributed pursuant to the provisions of Nevada Revised Statutes 40.462.

12. Deficiency. 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. Successors. 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 Resignation. 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. Captions and Gender. In this Deed of Trust, unless the context requires otherwise, the masculine gender includes the feminine and/or neuter, the singular number includes the plural, the term "property" includes personal and/or real property and the term "building" includes a mobile home. The term "Beneficiary" includes any future holder of the note secured hereby. The term "Trustor" includes the term "Grantor".

16. Rights and Remedies Regarding Security Agreement. The rights and remedies of Beneficiary upon the occurrence of one or more defaults by Trustor (whether such rights and remedies are conferred by statute, by rule of law, by this Deed of Trust, or otherwise) may be exercised by Beneficiary, in the sole discretion of Beneficiary, either alternatively, concurrently, or consecutively in any order. The exercise by

Beneficiary, or by Trustee at the express direction of Beneficiary, of any one or more of such rights and remedies shall not be construed to be an election of remedies nor a waiver of any other rights and remedies Beneficiary might have unless, and limited to the extent that, Beneficiary shall so elect or so waive by an instrument in writing delivered to Trustee. Without limiting the generality of the foregoing, to the extent that this Deed of Trust covers both real and personal property, Beneficiary may, in the sole discretion of Beneficiary, either alternatively, concurrently, or consecutively in any order:

(a) Proceed as to both the real and personal property in accordance with Beneficiary's rights and remedies in respect to the real property; or

(b) Proceed as to the real property in accordance with Beneficiary's rights and remedies in respect to the real property and proceed as to the personal property in accordance with Beneficiary's rights and remedies in respect to the personal property.

Beneficiary may, in the sole discretion of Beneficiary, appoint Trustee as the agent of Beneficiary for the purpose of disposition of the personal property in accordance with the Nevada Uniform Commercial Code--Secured Transactions. If Beneficiary should elect to proceed as to both the real and personal property collateral in accordance with Beneficiary's rights and remedies in respect to real property:

(a) All the real property and all the personal property may be sold, in the manner and at the time and place provided in this Deed of Trust and Security Agreement, in one lot, or in separate lots consisting of any combination or combinations of real and personal property, as the Beneficiary may elect, in the sole discretion of Beneficiary.

(b) Trustor acknowledges and agrees that a disposition of the personal property collateral in accordance with Beneficiary's rights and remedies in respect to real property, as hereinabove provided, is a commercially reasonable disposition of the collateral.

If Beneficiary should elect to proceed as to the personal property collateral in accordance with Beneficiary's rights and remedies in respect to personal property, Beneficiary shall have all the rights and remedies

conferred on a secured party by NRS 104.9501 to NRS 104.9507, both inclusive.

17. Financing Statements. Trustor hereby appoints Beneficiary the attorney-in-fact of Trustor to prepare, sign, file and record this Deed of Trust; one or more financing statements; any documents of title or registration, or like papers, and to take any other action deemed necessary, useful or desirable by Beneficiary to perfect and preserve Beneficiary's security interest against the rights or interests of third persons.

18. Due on Sale. Except as otherwise provided in paragraph 21 below, if all or any portion of the property which is the subject of this Deed of Trust is conveyed from Trustor by deed, contract, execution, instrument or any other mode or means, voluntarily or involuntarily, not caused by the demise of Trustor, which will effect, in law or equity, a divestiture of Trustor's interest or title in said property, the note secured hereby shall accelerate and the entire balance of principal and interest, including guaranteed interest, then unpaid, plus any prepayment penalties, shall forthwith become due and payable without notice or demand.

19. Allocations. The parties agree that no allocation of the face amount of the note need be made between the encumbered properties now, prior to, or at the time of any trustee's sale under the Deed of Trust. Trustor does further agree that the property may be sold in such order as the Beneficiary may designate, or may be sold simultaneously and the sum of the fees and expenses of foreclosure may, in the sole discretion of Beneficiary, be credit bid or recovered at any trustee's sale under the Deed of Trust. Further, a sale of less than all of the property hereby encumbered or any defective or irregular sale made hereunder shall not exhaust the power of sale herein conferred, but subsequent sales hereunder may be made as long and as often as any of the indebtedness secured hereby remains unpaid and any of said property remains encumbered.

20. No Merger. This Deed of Trust is subject and subordinate to that certain Deed of Trust also executed by Trustor in favor of CHARLES B. MADDOX a married man, as his sole and separate property, as to an undivided 90% interest and DANIEL and LIANA M. MCGILL, as joint tenants as to an undivided 10% interest, all in pari passu, which Deed of Trust was recorded on August 9, 2016, as Document No. 2016-885694, Official Records, Douglas County, Nevada. No merger

shall be deemed to occur between this Deed of Trust and all or any portion said prior Deed of Trust, or the obligations which they secure.

21. Release. Provided Trustor is not presently in default of the terms of this Deed of Trust or the Note secured hereby, upon the prior written request of Trustor, Beneficiary agrees upon the terms and conditions hereafter set forth, to execute a document requesting the release of the lien of this Deed of Trust from the Units described below and contained within the encumbered property. The conditions are as follows:

(a) Each release shall not violate any subdivision law or parcel map law of Douglas County or the State of Nevada.

(b) All fees and costs incurred in connection with each release shall be paid by Trustor.

(c) Prior to the release of any portion of the property encumbered by this Deed of Trust ("Property"), the Property shall first be subdivided into no less than forty two (42) parcels including 41 buildable parcels of relatively equal size ("Buildable Parcels") and 1 parcel of common area, in substantially the configuration depicted on that certain LDA 15-020 Esplanade at the Ranch ("Final Map"). The Buildable Parcels within the Final Map will include but not limited to Buildings 1, 6 and 13, and each such Building will have three units designated as Unit A, Unit B and Unit C, (individually referred to as "Unit" and collectively referred to as "Units").

(d) The Units to be released shall be selected by Trustor.

(e) Concurrent with each release, Trustor shall pay a "Release Consideration" for the Unit to be released as follows:

(i) The sum of \$166,000.00, shall be paid to the principal of the note secured hereby, plus all accrued interest on such sum, for the release Unit A in Building 1, and the personal property subject to the Security Agreement herein related to said Unit.

(ii) The sum of \$197,000.00, shall be paid to the principal of the note secured hereby, plus all accrued interest on such sum, for the release Unit B in Building 1, and the personal property subject to the Security Agreement herein related to said Unit.

(iii) The sum of \$206,000.00, shall be paid to the principal of the note secured hereby, plus all accrued interest on such sum, for the release Unit C in Building 1, and the personal property subject to the Security Agreement herein related to said Unit.

(iv) The sum of \$166,000.00, shall be paid to the principal of the note secured hereby, plus all accrued interest on such sum, for the release Unit A in Building 6, and the personal property subject to the Security Agreement herein related to said Unit.

(v) The sum of \$197,000.00, shall be paid to the principal of the note secured hereby, plus all accrued interest on such sum, for the release Unit B in Building 6, and the personal property subject to the Security Agreement herein related to said Unit.

(vi) The sum of \$206,000.00, shall be paid to the principal of the note secured hereby, plus all accrued interest on such sum, for the release Unit C in Building 6, and the personal property subject to the Security Agreement herein related to said Unit.

(vii) The sum of \$161,000.00, shall be paid to the principal of the note secured hereby, plus all accrued interest on such sum, for the release of Unit A in Building 13, and the personal property subject to the Security Agreement herein related to said Unit.

(viii) The sum of \$191,000.00, shall be paid to the principal of the note secured hereby, plus all accrued interest on such sum, for the release Unit B in Building 13, and the personal property subject to the Security Agreement herein related to said Unit.

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(ix) The sum of \$199,000.00, shall be paid to the principal of the note secured hereby, plus all accrued interest on such sum, for the release Unit C in Building 13, and the personal property subject to the Security Agreement herein related to said Unit.

TRUSTOR:

JENUANE COMMUNITIES THE RANCH,
L.L.C., a Nevada limited liability
company


By *Darci Hendrix*
Darci Hendrix, Manager

By *Kenneth D. Hendrix*
Kenneth D. Hendrix, Manager

STATE OF NEVADA }
COUNTY OF WASHOE } ss

This instrument was acknowledged before me on Feb 22, 2017, by DARCI HENDRIX, as Manager of JENUANE COMMUNITIES THE RANCH L.L.C. a Nevada limited liability company.

[Signature]
Notary Public

 P. HANSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 96-3503-2 - Expires October 13, 2020

STATE OF NEVADA }
COUNTY OF WASHOE } ss

This instrument was acknowledged before me on Feb. 22, 2017, by KENNETH D. HENDRIX, Manager of JENUANE COMMUNITIES THE RANCH L.L.C. a Nevada limited liability company.

[Signature]
Notary Public

 P. HANSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 96-3503-2 - Expires October 13, 2020

The Beneficiary hereby joins in the execution of this Deed of Trust and Security Agreement for the purpose of agreeing and consenting to the provisions contained in Paragraphs 20 and 21 herein.

Dated: February 21, 2017.

Charles B. Maddox, Co-Trustee

STATE OF Nevada)
COUNTY OF Washoe) ss

This instrument was acknowledged before me on February 21, 2017, by CHARLES B. MADDOX, Co-Trustee under the C.B. Maddox Family Trust Agreement dated February 2, 2017.

Notary Public