

APN: 1418-34-610-010
Escrow No. 20007680-DR

When Recorded Return to:
First Centennial Title Company of Nevada
896 W Nye Ln, Ste 104
Carson City, NV 89703

DOUGLAS COUNTY, NV **2020-951669**
Rec:\$40.00
\$40.00 Pgs=3 **08/31/2020 11:48 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDERS USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 31st day of August, 2020 between Hiddenwoods LLC, a Nevada limited liability company, TRUSTOR, whose address is 1274 Hidden Woods Drive, Glenbrook, NV 89413, FIRST CENTENNIAL TITLE COMPANY OF NEVADA, TRUSTEE, and 3 Bay Harbor, LP a Delaware Limited Partnership, BENEFICIARY, whose address is , 3 Bay Harbor Way, San Rafael, CA 94901 WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of Douglas, State of NEVADA described as:

Exhibit "A" attached hereto and made a part hereof

IN THE EVENT THE HEREIN DESCRIBED PROPERTY, OR ANY PORTION THEREOF, OR ANY INTEREST THEREIN, IS SOLD, AGREED TO BE SOLD, CONVEYED OR ALIENATED, BY THE TRUSTOR, OR BY THE OPERATION OF LAW OR OTHERWISE, ALL OBLIGATIONS SECURED BY THIS INSTRUMENT, IRRESPECTIVE OF THE MATURITY DATES EXPRESSED THEREIN, AT THE OPTION OF THE HOLDER HEREOF AND WITHOUT DEMAND OR NOTICE SHALL IMMEDIATELY BECOME DUE AND PAYABLE.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority herein after 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 \$2,276,000.00 with 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; (3) payment of additional sums and interest thereon 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.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorder in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county: namely:

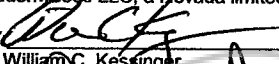
COUNTY	BOOK	PAGE	DOC. NO
Churchill	39 Mortgages	363	115384
Clark	850 Off. Rec.		682747
Douglas	57 Off. Rec.	115	40050
Elko	92 Off. Rec.	652	35747
Esmeralda	3-X Deeds	195	35922
Eureka	22 Off. Rec.	138	45941
Humboldt	28 Off. Rec.	124	131075
Lander	24 Off. Rec.	168	50782
Lincoln			45902
Lyon	37 Off. Rec.	341	100661
Mineral	11 Off. Rec.	129	89073
Nye	105 Off. Rec.	107	04823
Ormsby	72 Off. Rec.	249	32867
Pershing	11 Off. Rec.	249	66107
Storey	"S" Mortgages	206	31506
Washoe	300 Off. Rec.	517	107192
White Pine	295 R.E. Records	258	

shall inure to and bind the parties hereto, with respect to the property above described. Said agreement, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may change for a statement regarding the obligations secured hereby, provided the charge therefore does not exceed a reasonable amount.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

Signature of Trustor

Hiddenwoods LLC, a Nevada limited liability company

BY: 
 William C. Kessinger
 Manager

BY: 
 Sara A. Regan
 Manager

STATE OF NEVADA

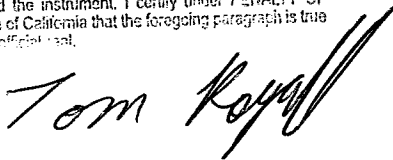
COUNTY OF See Notary below

This instrument was acknowledged before me on this ____ day of _____, 20____, by William C. Kessinger, Manager and Sara A. Regan, Manager of Hiddenwoods LLC, a Nevada limited liability company.

 Notary Public

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.

State of California County of Marin) ss.
 On 9-27-20 before me, Tom Royall, Notary Public,
 personally appeared William C. Kessinger and Sara A. Regan,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) is/are subscribed to the within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their authorized capacity(ies), and that by
 his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument. I certify under PENALTY OF
 PERJURY under the laws of the State of California that the foregoing paragraph is true
 and correct. WITNESS my hand and official seal.



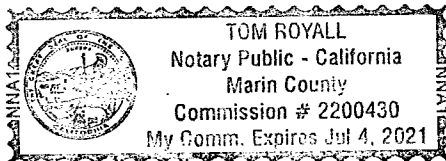


EXHIBIT A

A portion of Lots 10 and 11, in Block B, as said lots and block are shown on the filed map of the Amended Map of Lincoln Meadows, Unit No. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on January 6th, 1978, as Document No. 16415, and more particularly described as follows:

Beginning at the most Northerly corner of said Lot 11, thence South 31°00'00" West, 102.50 feet to the True Point of Beginning; thence from the True Point of Beginning South 57°41'23" East 129.01 feet to the Northeast corner of said Lot 10; thence South 36°00' West 105.90 feet to the Southeast corner of said Lot 10; thence North 89°52'48" West 90 feet to the Southwest corner of said Lot 10; thence North 06°13'25" East 101.45 feet; thence North 31°00'00" East 62.50 feet to the Point of Beginning.

Together with a non-exclusive 60 foot easement for roadway and public utilities as granted by Document recorded December 21, 1967, in Book 56, page 201, as Document No. 39634, Official Records.

NOTE: Said legal description was previously recorded in Grant, Bargain and Sale Deed recorded October 14, 2016, as Document No. 2016-889128, Official Recors, Douglas County, Nevada.

Assessors Parcel No.: 1418-34-610-010