

APN: 1420-08-110-001 (Parcel 1-A)  
1420-08-101-013 (Parcel D)

Escrow No. 23035668B-KF  
Alpen Mortgage NV License #2121  
Alpen Mortgage NMLS #363496

**Recorder Affirmation Statement:** The undersigned hereby affirm that this document, including any exhibit, hereby submitted for recording does not contain the personal information of any person or persons (per NRS 239B.030).

**RECORDING REQUESTED BY, AND  
WHEN RECORDED MAIL TO:**

Charles Maddox  
PO Box 70577  
Reno, NV 89570

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**AMENDMENT TO DEED OF TRUST**

This AMENDMENT TO DEED OF TRUST (“**Deed of Trust Amendment**”) is dated and effective December 27, 2023 (“**Advance Date**”), by and between JC VALLEY KNOLLS, LLC, a Nevada limited liability company (“**Trustor**”) and CHARLES B. MADDOX AND ANITA H. MADDOX, CO-TRUSTEE OF THE C.B. MADDOX FAMILY TRUST DATED FEBRUARY 2, 2017 (“**Beneficiary**”). Capitalized terms used but not defined in this Amendment have the meanings given to them in the Original Loan Agreement (below defined).

**RECITALS**

A. Pursuant to a Loan Agreement between Borrower and Lender dated July 27, 2023 (“**Original Loan Agreement**”), Borrower executed and delivered a Promissory Note (“**Original Note**”) to Lender dated July 27, 2023 in the original principal amount of \$4,100,000 (“**Original Loan**”).

B. The Original Note is secured by a Deed of Trust and Security Agreement and Fixture Filing with Assignment of Leases and Rents made by Borrower to JLM TITLE, LLC, a Nevada limited liability company dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA (“**Trustee**”) for the benefit of Lender, recorded July 28, 2023 in the Douglas County Recorder’s official records (“**Official Records**”), as Document No. 2023-998983 (“**Original Deed of Trust**”), encumbering the property described in the Deed of Trust.

C. The purpose of this Deed of Trust Amendment is to memorialize an Advance of \$1,500,000 (“**\$1.5MM Advance**”) from Lender to Borrower under the Loan Documents, thereby increasing the amount of the Original Loan from \$4,100,000 to \$5,600,000 (“**Amended Loan**”).

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth in this Deed of Trust Amendment and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Trustor and Beneficiary amend the Original Deed of Trust as follows:

1. Specific Amendment. The principal amount of the Original Note of \$4,100,000 identified in Section 2.1 of the Original Deed of Trust is hereby increased from \$4,100,000 to \$5,600,000, the Amended Loan amount.

2. References. All references to the "Deed of Trust" in the Original Deed of Trust and the other Loan Documents shall mean the Original Deed of Trust, as amended and ratified by this Deed of Trust Amendment.

3. Ratification. The parties acknowledge and agree that the Original Deed of Trust and the other Loan Documents, as expressly modified by this Deed of Trust Amendment, are each hereby ratified and confirmed and shall continue in full force and effect. The Original Deed of Trust, as hereby amended, continues to secure the Original Note, as the same may be amended.

4. Miscellaneous. This Deed of Trust Amendment shall bind and benefit the parties hereto and their respective successors and assigns. This Deed of Trust Amendment may be executed in multiple counterparts, each of which may be an original or an electronic file in portable data format (.PDF with, if applicable, electronic signatures), all of which together shall constitute one and the same instrument. If any provision of this Deed of Trust Amendment shall be determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, that portion shall be deemed severed from this Deed of Trust Amendment and the remaining parts shall remain in full force as though the invalid, illegal, or unenforceable portion had never been a part thereof. This Deed of Trust Amendment shall be governed by the laws of the State of Nevada, without regard to the choice of law rules of the State of Nevada.

[SIGNATURES AND ACKNOWLEDGEMENTS TO FOLLOW]

IN WITNESS WHEREOF, the parties make this Deed of Trust Amendment effective as of the date first written above.

**TRUSTOR:**

JC VALLEY KNOLLS, LLC,  
a Nevada limited liability company

By: *Kenneth Hendrix*

Name: KENNETH HENDRIX

Its: Manager

By: *Darci Hendrix*

Name: DARCI HENDRIX

Its: Manager

STATE OF NEVADA     )  
                                          )ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on January 25<sup>th</sup>, 2024, by KENNETH HENDRIX, as Manager of JC VALLEY KNOLLS, LLC, a Nevada limited liability company.

 RACHEL QUILICI  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 17-2646-2 - Expires May 16, 2025

*Rachel Quilici*  
Notary Public


STATE OF NEVADA     )  
                                          )ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on January 25<sup>th</sup>, 2024, by DARCI HENDRIX, as Manager of J JC VALLEY KNOLLS, LLC, a Nevada limited liability company.

 RACHEL QUILICI  
Notary Public - State of Nevada  
Appointment Recorded In Washoe County  
No: 17-2646-2 - Expires May 16, 2025

*Rachel Quilici*  
Notary Public

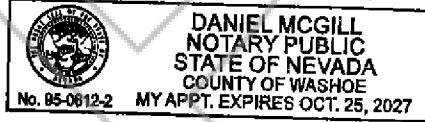
**BENEFICIARY:**

By:   
CHARLES B. MADDOX, CO-TRUSTEE OF  
THE C.B. MADDOX FAMILY TRUST  
DATED FEBRUARY 2, 2017

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on January 8, 2024, by CHARLES B. MADDOX, CO-TRUSTEE OF THE C.B. MADDOX FAMILY TRUST DATED FEBRUARY 2, 2017.

  
Notary Public



**EXHIBIT A**

Parcel No.: 1:

Parcel D, as shown on that certain Parcel Map filed for JC Valley Knolls, LLC, according to the Official Map, recorded on June 10, 2020, as Document No. 2020-947430, of Official Records.

Assessor's Parcel No.: 1420-08-101-013

Parcel No. 2:

Parcel 1-A, being the remainder parcel, as shown on the Subdivision Map for Valley Knolls Phase 2, according to the Official Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 20, 2023, as Document No. 2023-994825 of Official Records.

Assessor's Parcel No.: 1420-08-110-001

