

When recorded return to:

Steve Morasch  
Landerholm  
805 Broadway, Suite 1000  
Vancouver, WA 98660

**DEED OF TRUST**  
*(For use in the State of Washington only)*

THIS DEED OF TRUST, made this 11<sup>th</sup> day of August, 2018  
between

Silver Star North, LLC a Washington limited liability company as GRANTOR(S),  
whose address is 409 Evergreen Drive, North Bonneville, Washington.

and

Columbia Gorge Title as TRUSTEE,  
whose address is P.O. Box 277, Stevenson, WA 98648

and

Geven LLC, a Washington limited liability company as BENEFICIARY,  
whose address is 114 Hamilton Creek Road, North Bonneville, Washington.

WITNESSETH: Grantor(s) hereby bargain(s), sell(s), and convey(s) to Trustee in trust, with power of sale, the following  
described real property in Skamania County, Washington: See Attached Exhibit A.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): a portion of 020719000904000

which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues, and profits thereof.

This deed is for the purpose of securing performance of each agreement of Grantor(s) herein contained, and payment of the sum of Fifty Five Thousand Dollars (\$55,000) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure, or improvement being built or about to be built thereon; to restore promptly any building, structure, or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens, or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor(s). The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor(s) in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To 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 title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees, and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor(s) fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.
7. **NO FURTHER ENCUMBRANCES:** As an express condition of Beneficiary making the loan secured by this Deed of Trust, Grantor shall not further encumber, pledge, mortgage, hypothecate, place any lien, charge or claim upon, or otherwise give as security the property or any interest therein nor cause or allow by operation of law the encumbrance of the Trust Estate or any interest therein without the written consent of a Beneficiary even though such encumbrance may be junior to the encumbrance created by this Deed of Trust. Encumbrance of the property contrary to the provisions of this provision shall constitute a default and

Beneficiary may, at Beneficiary's option, declare the entire balance of principal and interest immediately due and payable, whether the same be created by Grantor or an unaffiliated third party asserting a judgment lien, mechanic's or materialmen's lien or any other type of encumbrance or title defect.

MC EJC  
Grantor initials

BRZ  
Beneficiary initials

8. NO FURTHER DEVELOPMENT: As an express condition of Beneficiary making the loan secured by this Deed of Trust, Grantor shall not further develop or improve the property and Grantor shall not use the property to meet setback or open space requirements for any development or improvements on adjoining land prior to full reconveyance of this Deed of Trust.

MC EJC  
Grantor initials


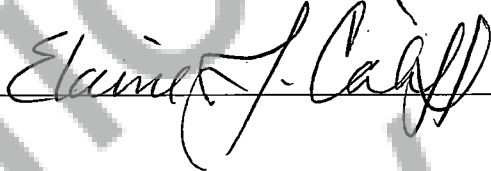
BRZ  
Beneficiary initials

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor(s) and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor(s) in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor(s) had or had the power to convey at the time of his/her/their execution of this Deed of Trust, and such as he/she/they may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrancers for value.
6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
7. In the event of the death, incapacity, disability, or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original

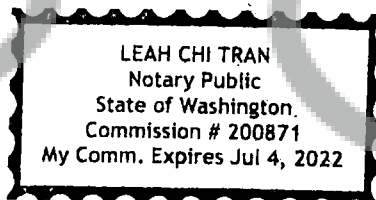
trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of an action or proceeding in which Grantor(s), Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.
9. In the event of a foreclosure, at the request of Beneficiary, Grantor shall fully cooperate with Beneficiary in undertaking a boundary line adjustment to consolidate the property back into Beneficiaries adjoining land, which is legally described as Lot 1, Pak Rat Storage Short Plat, according to the plat thereof, recorded as Auditor's File No. 2013002754 ("Beneficiary's Adjoining Land"). Without limiting the foregoing, Grantor hereby appoints Beneficiary as Grantees true and lawful attorney and grants to Beneficiary an irrevocable special power of attorney for the purpose of signing any permit applications needed to complete a boundary line adjustment following a foreclosure to consolidate the property back into Beneficiary's Adjoining Land. This special power of attorney shall terminate upon full reconveyance of this Deed of Trust.

STATE OF *Washington* ss.  
COUNTY OF *Skamania*

I certify that I know or have satisfactory evidence that





I certify that I know or have satisfactory evidence that

Matt Califf and Elaine Califf

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they authorized to execute the instrument and acknowledge it as the owners of Silver Star Industries, Inc to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/17/18

LEAH CHI TRAN

Notary name printed or typed:  
Notary Public in and for the State of  
Residing at  
My appointment expires:

| ss.

Leah Tran



REQUEST FOR FULL RECONVEYANCE - Do not record. To be used only when note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated: 8/11/18

Matt Califf  
Elaine J. Califf

trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of an action or proceeding in which Grantor(s), Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

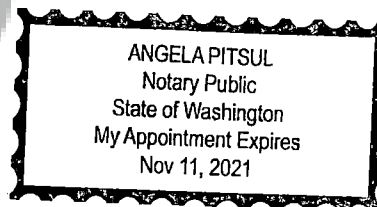
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.
9. In the event of a foreclosure, at the request of Beneficiary, Grantor shall fully cooperate with Beneficiary in undertaking a boundary line adjustment to consolidate the property back into Beneficiary's adjoining land, which is legally described as Lot 1, Pak Rat Storage Short Plat, according to the plat thereof, recorded as Auditor's File No. 2013002754 ("Beneficiary's Adjoining Land"). Without limiting the foregoing, Grantor hereby appoints Beneficiary as Grantees true and lawful attorney and grants to Beneficiary an irrevocable special power of attorney for the purpose of signing any permit applications needed to complete a boundary line adjustment following a foreclosure to consolidate the property back into Beneficiary's Adjoining Land. This special power of attorney shall terminate upon full reconveyance of this Deed of Trust.

*[Handwritten Signature]*

STATE OF *Washington*  
 COUNTY OF *Clark* ss.

I certify that I know or have satisfactory evidence that *Bernard van Rijn* is the  
*person who appeared before me.*

*[Handwritten Signature]*



I certify that I know or have satisfactory evidence that Bernardin Van Rijn

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that his authorized to execute the instrument and acknowledge it as the Deed of Trust of Tax Parcel Number a portion of 020719000904000 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:



Angela Pitsul  
 Notary name printed or typed: Angela Pitsul  
 Notary Public in and for the State of Washington  
 Residing at Clark County  
 My appointment expires: 11/11/2021  
 ss.

REQUEST FOR FULL RECONVEYANCE - *Do not record. To be used only when note has been paid.*

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



EXHIBIT "A"

A tract of land located in a portion of the S.M. Hamilton D.L.C. located in the East half of Section 19, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

**BEGINNING** at the most Westerly Northwest corner of Lot 1 of "Pak Rat Storage Short Plat" recorded under Auditor's File Number 2013-002754;

Thence North  $61^{\circ}51'26''$  East, along the North line of said Lot 1, 561.30 feet;

Thence leaving said North line, South  $00^{\circ}54'00''$  West, 400.25 feet, to the most Southerly interior angle point of said Lot 1;

Thence North  $45^{\circ}49'17''$  West, along the South line of said Lot 1, 269.63 feet, to an angle point;

Thence South  $61^{\circ}22'56''$  West, along the South line of said Lot 1, 301.97 feet, to the East right-of-way of Hamilton Creek Road as described in Book 78, Page 949;

Thence North  $18^{\circ}07'48''$  West, along said East right-of-way, 96.99 feet to the **POINT OF BEGINNING**;