EXHIBIT Q

Recording Requested by :
Serenity Enterprises Family Limited Partnershi

After Recording Return To:
Cassie Will
111 Belwood Gateway
Los Gatos CA 95032

24214065
Regina Alcomendras
Santa Clara County - Clerk-Recorder
06/28/2019 02:20 PM

Titles: 1 Pages: 4
Fees: $109.00
Taxes: $0
Total: $109.00

DEED OF TRUST

Exempt from fee per GC 27388.1(a)(2) : "recorded in connection with residential dwelling to an Owner-Occupier"

This Deed of Trust, **made this 27th day of June _2019, between** Cassie V. Will, an unmarried woman as her sole and separate property, **herein called Trustor (Borrower), whose address is,** 111 Belwood Gateway Los Gatos, California 95032. **And** Serenity Family Limited Partnership, **herein called Beneficiary (Lender) A.P.N. 527-31-019.**

WITNESSETH: That WHEREAS the GRANTOR has borrowed from the BENEFICIARY in lawful money of the United States the sum of :

THREE MILLION TWO HUNDRED AND FIFTY THOUSAND DOLLARS
$3,250,000.00

And has agreed to repay same with interest, to Beneficiary in lawful money if the US according to the terms if a promissory note if even date here within, executed and delivered therefore by GRANTORS.

GRANTORS irrevocably GRAND AND TRANSFER TO TRUSTEE IN TRUST WITH POWER OF SAKE all that property in SANTA CLARA county CALIFORNIA described as follows:
111 Belwood Gateway Los Gatos CA 95032 as the security instrument.

THIS DEED OF TRUST REPLACES THE PRIOR DEED OF TRUST THAT WAS EDITED 5/2019.

DEFINITIONS

(A) "Security Instrument" means this document, which is dated _____ together with all Riders to this document.
(B) "Borrower" is Cassie V. Will. Borrower is the trustor under this Security Instrument.
(C) "Lender" is **Serenity Enterprises Family Limited Partnership.** Lender is a private individual lender acting under the laws of California. Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is **First American Title Company** or it's successors or assignees.
(E) "Note" means the promissory note signed by Borrower and dated_____. The Note states that Borrower owes Lender **Three Million Dollars. (U.S. $3,250,000.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than within a **Thirty Year Term, balloon payment made no later than**

US-0001300

Dec 31 2030.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

○ Adjustable Rate Rider	☐ Condominium Rider	☐ Second Home Rider
○ Balloon Rider	☐ Planned Unit Development Rider	☐ Other(s) [specify]
○ 1-4 Family Rider	☐ Biweekly Payment Rider	_____

All references to section numbers in the Security Instrument that are contained in the Riders refer

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to those sections of the same number incorporated from the Fictitious Deed of Trust.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Santa Clara, State of California:

LOT 35, as shown on that certain Map of Tract No. 3304, in the City of Los Gatos, County of Santa Clara, State of California, which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on December 5, 1962 in Book 155 of Maps, Page(s) 4 and 5.

which currently has the address: ("Property Address") 111 Belwood Gateway
Los Gatos, CA
95032

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

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The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above.

Witnesses:

_____ (Seal)
Cassie V. Will - Borrower

_____ (Seal)
- Borrower

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 Santa Clara)

On June 28, 2018, before me, Kunal Dave, **Notary Public**, personally, appeared **Cassie V. Will,** 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.

KUNAL DAVE
Notary Public - California
Santa Clara County
Commission # 2243006
My Comm. Expires Jun 11, 2022

Signature of Notary

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