

95070724

When recorded mail to:  
Re/Max Realty Affiliates  
1480 Main St.  
Gardnerville, NV 89410

**MODIFICATION OF  
COLLATERAL ASSIGNMENT OF DEED OF TRUST**

WHEREAS, WOODSIDE LAND AND CATTLE CORP., a Nevada corporation, executed and delivered to RE/MAX REALTY AFFILIATES, INC., a Nevada corporation, a Collateral Assignment of Deed of Trust dated September 26, 1995, recorded November 3, 1995, as Document No. 374156, Official Records of Douglas County, Nevada, on certain real property situate in the County of Douglas, State of Nevada, being Assessor's Parcel No. 27-824-03, commonly known as 1010 Silver Ranch Drive, Gardnerville, Nevada, and more particularly described as follows:

Lot 24, as shown on the Final Map of SILVERANCH UNIT 1-A, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on January 3, 1994, in Book 194, Page 256, as Document No. 326668.

and

WHEREAS, WOODSIDE LAND AND CATTLE CORP., a Nevada corporation, has sold to CURTIS A. NELSON, an unmarried man, an additional piece of property situate in the County of Douglas, State of Nevada, being Assessor's Parcel No. 27-823-01, commonly known as 1247 Pleasantview Drive, Gardnerville, Nevada, more particularly described as follows:

Lot 14, as shown on the Final Map of SILVERANCH UNIT 1-A, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on January 3, 1994, in Book 194, Page 256, as Document No. 326668.

and

WHEREAS, said additional property is being added to the existing Deed of Trust executed by CURTIS A. NELSON in favor of WOODSIDE LAND AND CATTLE CORP., a Nevada corporation, as evidenced by Modification of Deed of Trust recorded 2-9-96, 1996, as Document No. 380907, Official Records of Douglas County, Nevada; and

WHEREAS, WOODSIDE LAND AND CATTLE CORP., a Nevada corporation, employed RE/MAX REALTY AFFILIATES, INC., a Nevada corporation, to effect the sale to CURTIS A. NELSON and agreed to

pay to RE/MAX REALTY AFFILIATES, INC., a Nevada corporation, a brokerage commission in the amount of ONE THOUSAND EIGHT HUNDRED and no/100's DOLLARS (\$1,800.00) for said service; and

WHEREAS, WOODSIDE LAND AND CATTLE CORP., a Nevada corporation, is desirous of modifying the Collateral Assignment of Deed of Trust to include the additional property and the brokerage commission in the amount of ONE THOUSAND EIGHT HUNDRED and no/100's DOLLARS (\$1,800.00), making a total amount of THREE THOUSAND FIVE HUNDRED and no/100's DOLLARS (\$3,500.00) as follows:

WOODSIDE LAND AND CATTLE CORP., a Nevada corporation, herein referred to as "Assignor", hereby assigns to RE/MAX REALTY AFFILIATES, INC., a Nevada corporation, herein referred to as "Assignee", as collateral security for the payment of a total of THREE THOUSAND FIVE HUNDRED and no/100's DOLLARS (\$3,500.00) which Assignor owes Assignee, that certain Deed of Trust dated September 26, 1995, recorded November 3, 1995, as Document No. 374155, Official Records of Douglas County, Nevada, as modified by Modification of Deed of Trust recorded 29-96, 1996, as Document No. 380907, Official Records of Douglas County, Nevada, covering certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

1. Assessor's Parcel No. 27-823-01  
1247 Pleasantview Drive  
Gardnerville, Nevada

Lot 14, as shown on the Final Map of SILVERANCH UNIT 1-A, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on January 3, 1994, in Book 194, Page 256, as Document No. 326668.

2. A.P.N. 27-824-03  
1010 Silver Ranch Drive  
Gardnerville, Nevada

Lot 24, as shown on the Final Map of SILVERANCH UNIT 1-A, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on January 3, 1994, in Book 194, Page 256, as Document No. 326668.

TOGETHER WITH the Promissory Note described in such Deed of Trust and the money due and to become due thereon with interest.

But on the express condition that if Assignor, its successors, executors, administrators, or assigns, shall pay or cause to be paid to Assignee, its successors, executors, administrators, or assigns, the aforesaid total sum of THREE

THOUSAND FIVE HUNDRED and no/100's DOLLARS (\$3,500.00) in full, with interest, this collateral assignment shall be void, it being made for the sole purpose of securing the payment of such additional sum of THREE THOUSAND FIVE HUNDRED DOLLARS (\$3,500.00) with interest.

It is agreed that in the event Assignee, its successors, executors, administrators, or assigns shall collect and receive the money due on the Note secured by the Deed of Trust hereby assigned, it shall, after retaining the sum of THREE THOUSAND FIVE HUNDRED and no/100's DOLLARS (\$3,500.00), without interest, and its reasonable expenses incurred in so collecting and receiving, pay the surplus, if any, to Assignor, its successors, executors, administrators, or assigns.

IN WITNESS WHEREOF, Assignor has executed this Modification of Collateral Assignment of Deed of Trust this 30<sup>th</sup> day of January, 1996.

WOODSIDE LAND AND CATTLE CORP.,  
a Nevada corporation

By Dwight Haldan  
Dwight Haldan, President

The undersigned Assignee joins in the execution to evidence consent to the terms of the Modification of Collateral Assignment of Deed of Trust.

RE/MAX REALTY AFFILIATES, INC.,  
a Nevada corporation

By John Fisher  
JOHN FISHER

STATE OF Arizona )  
 )  
COUNTY OF Maricopa ) : ss.

This instrument was acknowledged before me on 1/30, 1996, by DWIGHT HALDAN, President of WOODSIDE LAND AND CATTLE CORP., a Nevada corporation.

Lusanna  
Notary Public

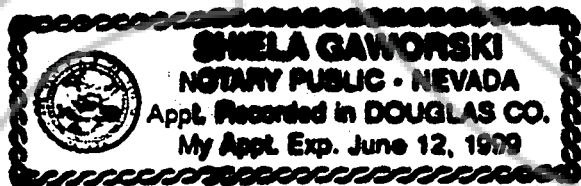
Commission Expires July 14, 1996

SEAL

STATE OF NEVADA )  
 )  
COUNTY OF DOUGLAS ) : ss.

This instrument was acknowledged before me on JAN. 31, 1996, by JOHN FISHER, the OF RE/MAX REALTY AFFILIATES, INC., a Nevada corporation.

Sheila Gaworski  
Notary Public



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REQUESTED BY  
**STEWART TITLE OF DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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BK0296PG1457

McDONALD, CARANO, WILSON, McCUNE,  
BERGIN, FRANKOVICH & HICKS  
ATTORNEYS AT LAW  
RENO, NEVADA 89505-2070

LINDA SLATER  
RECORDER  
\$10 PAID K2 DEPUTY