

AFTER RECORDING RETURN TO:
FT Mortgage Companies dba Sunbelt
National Mortgage
4647 N. 32nd Street, Suite 110
Phoenix, AZ 85018

This document is recorded as an
ACCOMMODATION ONLY and without liability
for the consideration therefor, or
as to the validity or sufficiency
of said instrument, or for the effect
of such recording on the title of the
property involved.

Loan Number: 12848768 [Space Above This Line For Recording Data] _____

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), effective this 17th day of May, 1999, between Stephen J. Dotter and Wendy E. Dotter, husband and wife, as joint tenants, with right of survivorship

("Borrower")

and FT Mortgage Companies dba Sunbelt National Mortgage ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated February 19, 1999 and recorded in Book 299, Page 5915, of the Records of Douglas, Nevada,

OFFICIAL
[Name of Records]

[County and State, or other Jurisdiction]

and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at 1329 Kim Place, Minden, NV 89423 [Property Address]

the real property described being set forth as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART

HEREOF

INITIALS SD INITIALS WD INITIALS _____ INITIALS _____

LOAN MODIFICATION AGREEMENT
(FNMA Modified Form 3179 2/88)

Page 1 of 3



3179MU 03/99

0468865

BK0599PG5265

Loan Number: 12848768

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of May 17, 1999, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 140,000.00, consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.

2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 7.250 %, from May 17, 1999. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 955.05, beginning on the 1st day of July, 1999, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on June 1, 2029 (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payments at P.O. Box 613136, Memphis, TN 38101 or at such other place as the Lender may require.

3. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

4. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date in

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partly incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

INITIALS [Signature] INITIALS [Signature] INITIALS _____ INITIALS _____
LOAN MODIFICATION AGREEMENT Page 2 of 3
(FNMA Modified Form 3179 2/88)



by [Signature]

0468865

BK0599PG5266

3 P. NO. 7265 SW Sunbelt Construction Lending MAY 21 1999 12:42PM

Loan Number: 12848768

5. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

Michael L. Bate, J.P. (Seal)
FT Mortgage Companies dba Sunbelt National Mortgage -Lender
Michael L. Bate, J.P.

Stephen J. Dotter (Seal)
Wendy E. Dotter -Borrower
Stephen J. Dotter -Borrower

By: _____

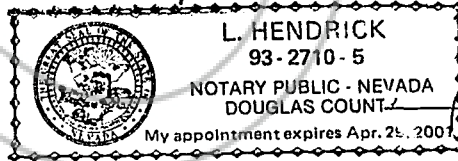
Wendy E. Dotter (Seal)
Wendy E. Dotter -Borrower

(Seal)
-Borrower

In representative capacity:

STATE OF Nevada)
COUNTY OF Douglas) SS

This instrument was acknowledged before me on May (date) 21, 1999, by Wendy E. Dotter [name(s)] _____ as _____ [trustee(s), officer, attorney in fact, etc.] _____ of/for Stephen J. Dotter (name of entity or person) _____



L. Hendrick
Notary Public

0468865

BK0599PG5267

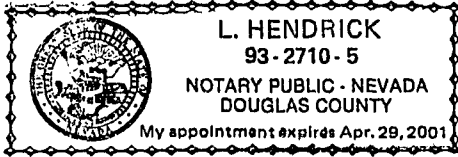
INDIVIDUAL ACKNOWLEDGMENT

State of NEVADA §
County of Douglas §

This instrument was acknowledged before me on
~~Stephen J. Dotter and Wendy E. Dotter~~

May 21, 1999

[date], by



(Seal)

[name(s) of person(s)].

L. Hendrick

Title

My Commission Expires: 4-29-01

Individual Acknowledgment (Nevada)

THE COMPLIANCE SOURCE, INC.
To Order Call: (972) 980-2178 • Fax (972) 392-2891
www.compliancesource.com

(page 1 of 1 pages)
06402NV.CS 08/98
©1998, All Rights Reserved

0468865

BK0599PG5268

CORPORATE ACKNOWLEDGMENT

State of Arizona

§
§
§

County of Maricopa

The foregoing instrument was acknowledged before me on [date],
by Michael L. BATE, J.P.
[name of officer or agent, title of officer or agent] of FT Mortgage Companies dba Sunbelt
National Mortgage [name of corporation acknowledging],
[state or place of incorporation], on behalf of the corporation.

Frances K Raftery
Notary Public, State of ~~Texas~~ AZ

(Seal)



My Commission Expires: 4-1-2000

Corporate Acknowledgment (Multistate)

THE COMPLIANCE SOURCE, INC.

To Order Call: (972) 980-2178 - Fax (972) 392-2891

www.compliance-source.com

(page 1 of 1 pages)

06401MU.CS 08/98 Rev. 02/99

©1998, All Rights Reserved

0468865

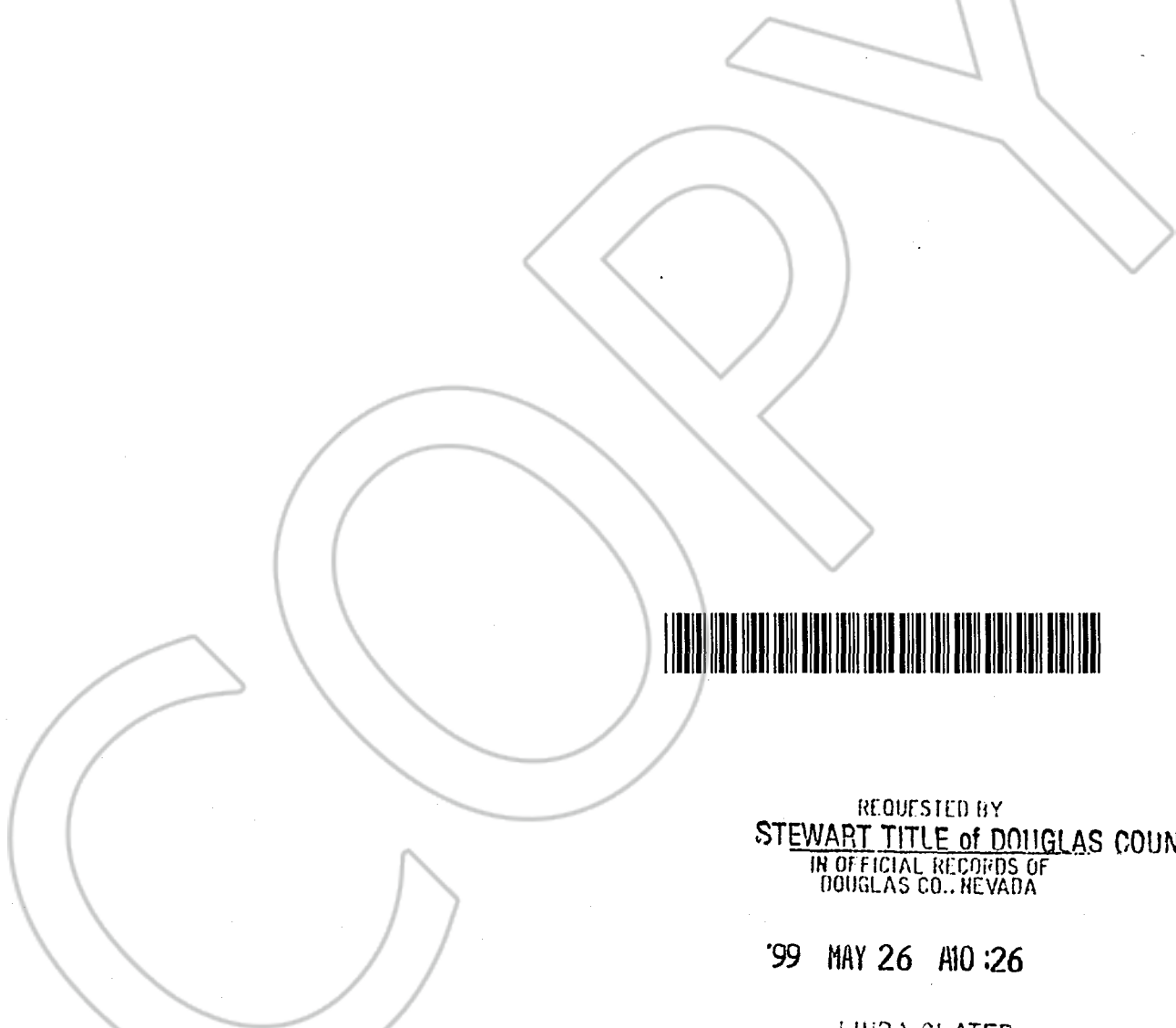
BK0599PG5269

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 1

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

LOT 16, AS SHOWN ON THE MAP OF SARATOGA HEIGHTS UNIT NO. 1 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 15, 1961, AS DOCUMENT NO. 17827.

ASSESSOR'S PARCEL NO. 21-063-03.



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

'99 MAY 26 AIO :26

LINDA SLATER
RECORDER

\$12 PAID DEPUTY

0468865

BK0599PG5270