-----(Space above this line for Recording Data)-----

AMIC Loan # 0000748616

ASSUMPTION AGREEMENT WITH RELEASE OF LIABILITY

AGREEMENT made this 6th day of April, 2000 by and between Atlantic Mortgage & Investment Corporation, 7159 Corklan Drive, Jacksonville, Florida 32258, hereinafter referred to as the "Mortgagee" and

Jeff Geraci, an unmarried man whose address is 514 NW 104 Ave., Plantation, FL 33324, Carol See Tai Geraci, an unmarried woman whose address is 5701 CAmino Del Soi Apt 304, Boca Raton, FL 33432, Fred and Wanda Geraci, husband and wife, whose address is 514 NW 104 Ave., Plantation, FL 33324, hereinafter referred to as the "Mortgagors" and

Jeff Geraci, an unmarried man, and Fred and Wanda Geraci, husband and wife, whose address is \$14 N W 104 Ave., Plantation, FL 33324, hereinafter referred to as the "Assuming Grantees";

WITNESSETH:

- 1. Mortgagee is the holder of a Note and Deed of Trust made by Mortgagors on April 21, 1995, recorded in the public records of Douglas County, Nevada as Document Number 3646 on Way 3, 1995, Book 0595, Page(s) 495, covering premises known as: 750 Milky Way Court, Stateline, NV 89449. Legal Description: As described in the Deed of Trust.
- 2. There is due on said Note and Deed of Trust as of the date hereof the sum of \$86,059.54 together with interest from March 1, 2000.
- 3. The said Deed of Trust provides that in the event of a sale or transfer of the mortgaged premises, the unpaid principal indebtedness shall become due unless the prior consent of the Mortgagee shall be obtained.
- 4. In consideration of the agreement and undertaking of the Assuming Grantees assuming and agreeing to pay the Note, Mortgagee waives and relinquishes its right under the Deed of Trust to declare all sums secured by the Deed of Trust to be immediately due and payable by reason of the sale and transfer by the Mortgagors to the Assuming Grantees, it being understood and agreed that this waiver and relinquishment applies only to said sale or transfer and not to any future sale or transfer.
- It is further understood and agreed that the Mortgagors are released of any liability in and under the above described Note and Deed of Trust, as amended hereby, and Assuming Grantees hereby consent to and agree to all of the terms of the herein described Note and Deed of Trust.
- 6. The Mortgagee, in consideration of the covenants in this agreement, has at the request of the Mortgagors, agreed to a transfer of the mortgaged premises to the Assuming Grantees subject to the following terms and conditions:
 - A. The Assuming Grantees, his successors and/or assigns, hereby covenants and agrees that from and after this date, they shall be jointly and severally liable for and bound by each and all of the terms of the said Note and Deed of Trust in the same manner and to the same extend as if they had executed said instruments in the first instance.
 - B. All mortgage payments must be current and up to date at the time of the transfer of title.

ALL PARTIES TO THIS AGREEMENT specifically undertake and agree that nothing in this agreement shall be understood or construed to amount to a satisfaction or release in whole or part of said Note or impair the right of sale provided by law for the foreclosure or by action or otherwise.

IT IS UNDERSTOOD AND AGREED that all terms and conditions of the above mentioned Note and Deed of Trust shall remain in full force and effect without change, except as hereinabove otherwise specifically provided and this agreement applies only to this said sale or transfer.

0495190 BK 0700PG0215

ATTE8T	ATLANTIC MORTGAGE & INVESTMENT CORPORATION
Renee Oglesby, Assistant Secretary	Lynn Dilts, Assistant Vice President
Reflee Oglesby, Assistant Decretary	Lymi Ditts, Assistant vico i fosicont
	COUNTY OF DUVAL
On this the Oth day of Ovil, 20	
and State, personally appeared Lynn Martin who executed the within instrument as Ass	000, before me, the undersigned Notary Public and for said County in Dilts and Renee Oglesby personally known to me to be the persons istant Vice President and Assistant Secretary of the corporation that its by-laws or a resolution of board of directors.
My Commission Expires:	Notary Public STATI- OF FLORIDA ISOLENE B. JONES COMMSSION # CC 764726 EXPIRES 08-04-2002 BONDED THRU 1-8888-NOTARY1
Mortgagors;	
Morgagors	ula da Nasari
Fred Geraci	Wanda Geraci
Jee Dee D	L/of geral
Carol See Tai Geraci Jeff Geraci	(M)
STATE OF	COUNTY OF
who I am satisfied are the persons name	, 2000, before me, the undersigned Notary Public and for Fred Geraci, Wanda Geraci, Carol See Tai Geraci, and Jeff Geraci, d in and who executed the within instrument, and thereupon they delivered the same as their act and deed, for the purposes therein
expressed.	
My Commission Evnires	Om A A. Astronomy way
My Commission Expires: Notar	y Public TO COMMISSION NUMBER CC880389 NY COMMISSION EXPIRES
	*OF FLO NOV. 7,2003
Assuming Grantees:	
of Garaci	÷-•
Jefff Geraci	ha Da Starani
Fred Geraci	Wanda Geraci COUNTY OF
STATE OF	
On this the day of which and for said County and State, personally	y appeared Jeff Geraci, Fred Geraci, and Wanda Geraci who I am
that they signed, sealed and delivered the	o executed the within instrument, and thereupon they acknowledged same as their act and deed, for the purposes therein expressed.
My Confidence M MARCOTTA My Confidence M MARCOTTA CC880369 Nota:	love U. Maroth ry Public
OF FLO NOV. 7,2003	

WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day first above written.

This document was prepared by and should be returned to: Guy Reid, Atlantic Mortgage & Investment

SIZ nW 104th Ave Plantation FL 33324

> 0495190 BK0700PG0217

REQUESTED BY

IN OFFICIAL RECORDS OF

DOUGLAS CO.. NEVADA

2000 JUL -B PM 12: 52

LINDA SLATER RECORDER

\$ PAID DEPUTY