

# STEWART TITLE

1650 North Lucerne ~ Minden, Nevada 89423  
Phone: (775) 782-2208 ~ Fax: (775) 782-4601

## MODIFICATION AGREEMENT

Escrow No: 99071213

Assessors Parcel No. 23-552-15

new # 1320-08-401-003

WHEN RECORDED MAIL TO:  
MS. ESTHER M. SCHWARZER  
2815 Baker Drive  
Carson City, NV 89701

THIS AGREEMENT, made this 17th day of April, 2001, by and between Esther H. Schwarzer, a widow, First Party (Beneficiary) and Alois Betschart, an unmarried man, Second Party (Trustor)

WITNESSETH:

WHEREAS, the Second Party is the owner of that certain real property described in the Deed of Trust dated June 10th, 1999 executed by Alois Betschart, an unmarried man, as Trustor to Stewart Title of Douglas County, a Nevada Corporation, as Trustee, and Esther H. Schwarzer, a widow, as Beneficiary; which Deed of Trust was recorded on June 11, 1999 in Book 699, Page 2871, as Document No. 470201, Official Records of Douglas County; which Deed of Trust was given as security for a Note dated June 10th, 1999 in the sum of \$260,000.00, executed by Alois Betschart, an unmarried man, in favor of Esther H. Schwarzer, a widow.

AND WHEREAS, the Second Party is desirous of modifying the terms of said Note and the First Party is willing to modify the terms of the said Note;

NOW THEREFORE, in consideration of the promises and agreements hereafter contained to be performed by the Second Party, the Parties do hereby agree as follows:

Monthly payments in the amount of \$2,138.96, or more, which includes principal and interest at the rate of 9.25% per annum, shall commence July 11, 2001 and continue monthly until June 11, 2002, at which time the entire principal and interest shall become due and payable.

Said modification of the terms of payment shall in no manner or respect alter any of the other terms, covenants and conditions  
Continued on next page

0517084

BK0601PG6477

of said Promissory Note or the Deed of Trust securing it.

The Second party hereby represents and warrants that there are no other liens or encumbrances of any nature whatsoever on or against the real property mentioned in said Deed of Trust, except as follows: NONE

FIRST PARTY

SECOND PARTY

Esther H. Schwarzer  
ESTHER H. SCHWARZER

Alois Betschart  
~~ALOIS BETSCHAT~~  
J. MAYO  
Notary Public - State of Nevada  
Appointment Recorded in County of Carson City  
My Appointment Expires Mar. 19, 2004  
96-1682-3

STATE OF Nevada )  
COUNTY OF Douglas ) ss.

This instrument was acknowledged before me  
on 6/7/01 by Esther H Schwarzer

J Mayo  
Notary Public

J. MAYO  
Notary Public - State of Nevada  
Appointment Recorded in County of Carson City  
My Appointment Expires Mar. 19, 2004  
96-1682-3

STATE OF Nevada )  
COUNTY OF Douglas ) ss.

This instrument was acknowledged before me  
on 6/25/01 by Alois Betschart

J Mayo  
Notary Public

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO IT'S REGULARITY OR SUFFICIENCY NOR AS TO IT'S EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

0517084  
BK0601PG6478

# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 99071213

### PARCEL 1:

A Parcel of land situated in the S 1/2 of the SW 1/4 of Section 8, T. 13 N., R. 20 E., M.D.B. & M., Douglas County, Nevada, and being more particularly described as follows, COMMENCING at the 1/4 corner common to Sections 8 & 17, said point being marked with a spike set flush with the pavement; THENCE, along the east line of the SW 1/4 of Section 8, said line also being the centerline of Heybourne Road, N 00°00'09" W, 1250.10 feet to a point; THENCE, leaving said east line, S 89°59'51" W, 25.00 feet to the point of intersection of the southerly right-of-way line of Airport Road, and the westerly right-of-way line of Heybourne Road; THENCE, along the southerly right-of-way line of Airport Road, S 89°46'14" W, 39.15 feet to the TRUE POINT OF BEGINNING; THENCE, leaving said southerly right-of-way line, S 00°00'09" E, 245.50 feet to a point; THENCE, S 89°46'14" W, 183.00 feet to a point, THENCE, N 00°00'09" W, 245.50 feet to a point on the southerly right-of-way line of Airport Road; THENCE, along said southerly line, N 89°46'14" E, 183.00 feet to the TRUE POINT OF BEGINNING;

APN 23-552-14

### PARCEL 2:

A parcel of land situated in the 1/2 of the SW 1/4 of Section 8, T.13N., R.20E., M.D.B. & M., Douglas County, Nevada, and being more particularly described as follows:

COMMENCING at the 1/4 corner common to Sections 8 & 17, said point being marked with a spike set flush with the pavement; THENCE, along the East line of the SW 1/4 of Section 8, said line also being the centerline of Hayborn Road, N 00°00'09" W, 1250.10 feet to a point; THENCE, leaving said east line, S

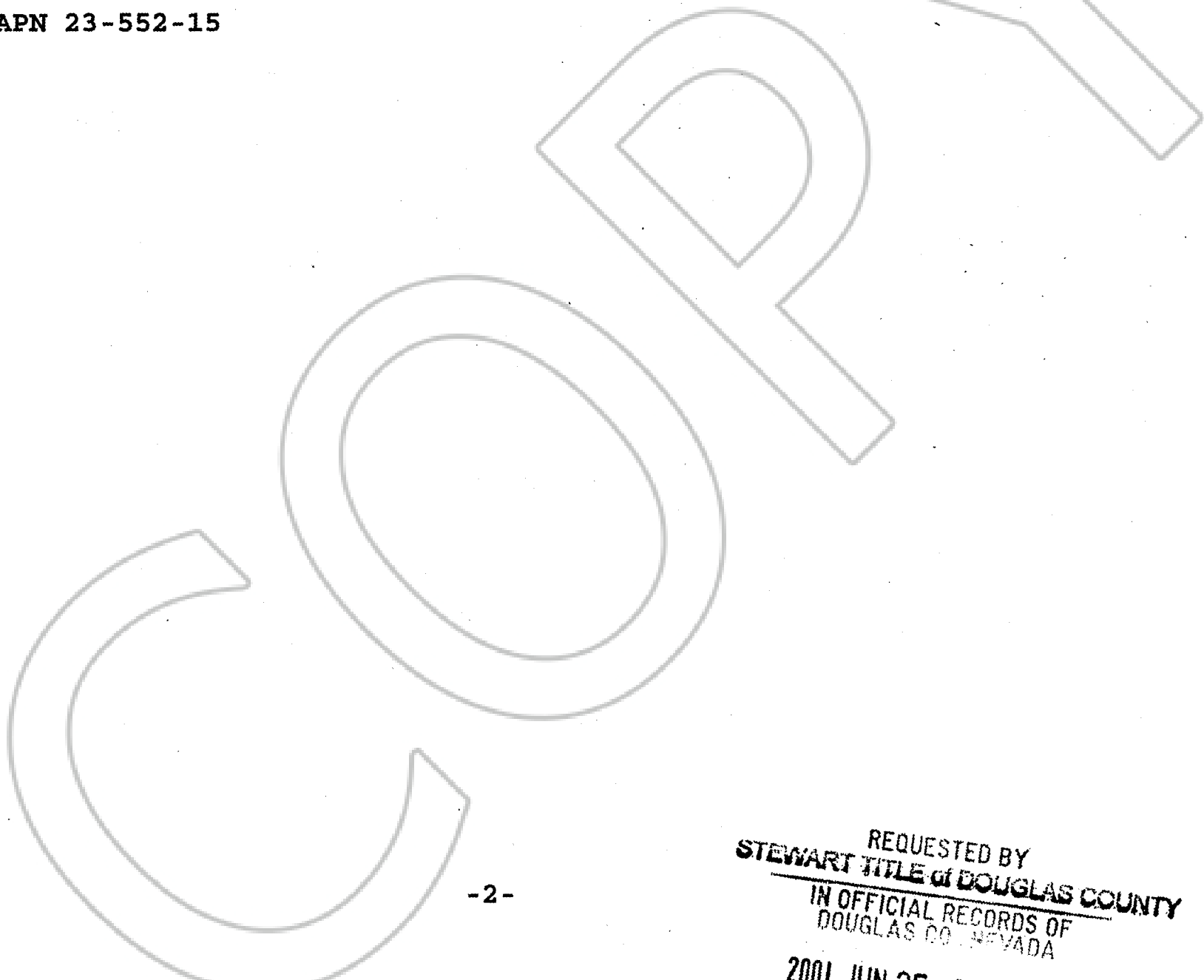
Continued on next page

ESCROW NO.: 99071213

89°59'51" W, 25.00 feet to the Point of Intersection of the Southerly right-of-way line of Airport Road and the Westerly right-of-way line of Hayborn Road, said point being the TRUE POINT OF BEGINNING; THENCE, along the Westerly right-of-way line of Hayborn Road, S 00°00'09" E, 245.50 feet to a point; THENCE, leaving said Westerly line, S 89°46'14" W, 39.15 feet to a point; THENCE, N 00°00'09" W, 245.50 feet to a point on the Southerly right-of-way line of Airport Road; THENCE, along said Southerly line N 89°46'14" E, 39.15 feet to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey filed for record with the Douglas County Recorders Office on June 8, 1984 in Book 684, Page 740 as Document No. 101911.

APN 23-552-15



-2-

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

2001 JUN 25 PM 3:29

LINDA SLATER  
RECORDER

\$10<sup>00</sup> PAID *B* DEPUTY

0517084

BK 0601 PG 6480