

17-
Assessor Parcel No(s):

WHEN RECORDED MAIL TO:

Bank of America Consumer Collateral Tracking, FL9-700-04-10
9000 Southside Blvd, Bldg 700
Jacksonville, FL 32256

SEND TAX NOTICES TO:

SURESH K AHUJA
JUDITH A AHUJA
PO BOX 2982
STATELINE, NV 89449-2982

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated March 28, 2003, is made and executed between SURESH K AHUJA AND JUDITH ANN AHUJA AKA JUDITH A AHUJA, HUSBAND AND WIFE AS JOINT TENANTS ("Grantor") and Bank of America, N.A.; c/o Nevada Main Office; 300 S. 4th Street; 2nd Floor Executive Office; Las Vegas, NV 85101 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated February 28, 2002 (the "Deed of Trust") which has been recorded in DOUGLAS COUNTY County, State of Nevada, as follows:

RECORDED 03/07/2002, BOOK 302, PAGE 2594.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in DOUGLAS COUNTY County, State of Nevada:

See Exhibit A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 228 SUNFLOWER CIRCLE, STATELINE, NV 89449-0000.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

INCREASE AND EXTEND.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

MISCELLANEOUS . The Mortgage or Deed of Trust and all other documents held or maintained by Lender in connection with the Mortgage or Deed of Trust (and any prior renewal/extension/modification/consolidation thereof) have been properly perfected and are fully enforceable in strict accordance with the terms thereof. Any consent to jurisdiction previously executed by Grantor shall unconditionally be fully effective and fully extend to this Modification and any document executed in conjunction herewith. To the extent that any provision of this Modification conflicts with any term or condition set forth in the Mortgage or Deed of Trust, or any agreement or security document executed in conjunction herewith, the provision of this Modification shall supercede and control. Grantor acknowledges and agrees that, as of the date of this Modification, the Mortgage or Deed of Trust is fully enforceable in strict accordance with the terms thereof, and there are no claims, setoffs, avoidances, counterclaims or defenses or rights to claims, setoffs, avoidances, counterclaims or defenses to enforcement of the Mortgage or Deed of Trust or the Note or Credit Agreement. This Modification has been duly executed by Grantor under seal. Grantor acknowledges receiving a full and completed copy of this Modification (regardless whether Grantor's signature appears on the copy). "Grantor" means, jointly and severally, each person who executed or executes the Mortgage or Mortgage Modification or Deed of Trust or Deed of Trust Modification. Any litigation arising out of or relating to this Modification or the Note or Credit Agreement shall be commenced and conducted in the courts and in the States as specified in the Mortgage or Deed of Trust. Grantor hereby waives the right to trial by jury in any action brought on this Modification or on any other matter arising in connection with this Modification or the Note or Credit Agreement.

NONTITLED SPOUSES AND NON-BORROWER GRANTORS. Any Grantor or Trustor who signs this Deed of Trust, Mortgage or Modification ("Security Instrument") but does not execute the Note or Credit Agreement ("Non-borrower Grantor or Trustor"): (a) is signing only to grant, bargain, sell and convey such Non-borrower Grantor's or Trustor's interest in the Property under the terms of this Security Instrument; (b) is not by signing becoming personally obligated to pay the Note or Credit Agreement; and (c) agrees that without such Non-borrower Grantor's or Trustor's consent, Lender and any other Grantor or Trustor may agree to renew, extend, modify, forbear or make any accommodations with regard to the terms of all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the obligation evidenced by the Note or the Credit Agreement ("Related Document").

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MODIFICATION OF DEED OF TRUST
(Continued)

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Any spouse of a Grantor or Trustor who is not in title to the Property and who signs this Security Instrument: (a) is signing only to grant, bargain, sell and convey any marital and homestead rights of such spouse in the Property; (b) is not by signing becoming personally obligated to pay the Note or Credit Agreement; and (c) agrees that without such spouse's consent, Lender and any other Grantor or Trustor may agree to renew, extend, modify, forbear or make any accommodations with regard to the terms of any Related Document.

Neither of the two foregoing sentences limit the liability of any Non-borrower Grantor or Trustor or signing spouse of a Grantor or Trustor, as applicable, under any guaranty agreement or other agreement by such person, whereby such person becomes liable for the indebtedness in whole or in part; both such sentences apply notwithstanding any language to the contrary in this Security Instrument or any of the Related Documents and apply only to the extent permitted by applicable law.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED MARCH 28, 2003.

THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

x Suresh K. Ahuja (Seal)
SURESH K AHUJA, Individually

x Judith A. Ahuja (Seal)
JUDITH A AHUJA, Individually

LENDER:

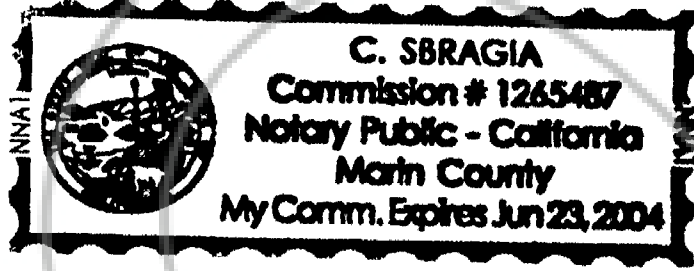
x C. Sbragia (for Suresh Ahuja only) (Seal)
Authorized Officer

Kathryn Rodgers (For Judith Ahuja only)
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF MARIN) SS

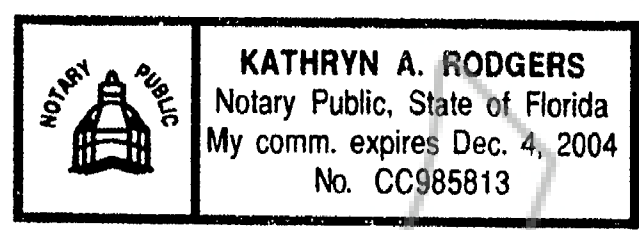
This instrument was acknowledged before me on 3/29/03 by SURESH K AHUJA and JUDITH A AHUJA.



C. Sbragia
(Signature of notarial officer)
Notary Public in and for State of CALIFORNIA

Individual Acknowledgment

State of Florida
County of Broward
this instrument was acknowledged before me on 4/1/03 by Judith A. Ahuja only.



Kathryn A. Rodgers
Notary Public in and for State of Florida

Judith Ahuja produced a Nevada DL and US Passport for ID purposes.

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MODIFICATION OF DEED OF TRUST
(Continued)

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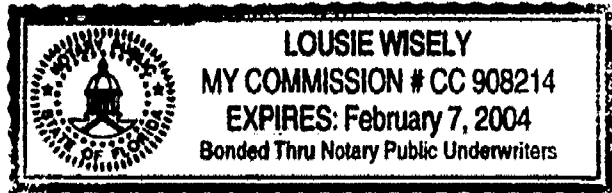
LENDER ACKNOWLEDGMENT

STATE OF Florida)

) SS

COUNTY OF Broward)

This instrument was acknowledged before me on April 1st 2003 by Kathryn A. Rodgers
as designated agent of Bank of America, N.A..



(Seal, if any)

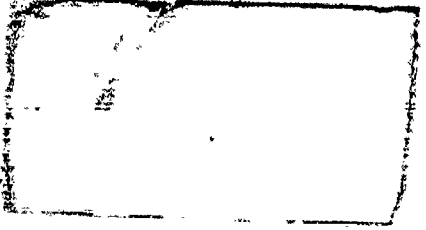
Louise Wisely

(Signature of notarial officer)

Notary Public in and for State of FLA

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To: From: Atlantic Assurance Group

Exhibit A (Legal Description)

All that certain parcel of land lying and being situated in the County of DOUGLAS, State of NV,
to-wit:

THAT PORTION OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 13 NORTH,
RANGE 19 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, KINGSBURY ACRES UNIT NO.
1, AS CONTAINED IN MAP FILED IN BOOK 1 OF MAPS, FILE NO. 23447, RECORDED
ON SEPTEMBER 17, 1963, THENCE NORTH 20°26'35" WEST ALONG THE WESTERLY
LINE OF SAID LOT 4, 120.00 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE NORTH 32°38'19" WEST ALONG THE WESTERLY LINE OF LOT 5 OD SAID
KINGSBURY ACRES UNIT NO. 1, 15.34 FEET, THENCE SOUTH 89°26'51" WEST 113.53
FEET TO A POINT IN THE EASTERLY LINE OF LOT 7 OF SAID KINGSBURY ACRES
UNIT NO. 4; THENCE SOUTH 20°26'35" EAST, A DISTANCE OF 173.62 FEET; THENCE
NORTH 69°33'25" EAST 110.00 FEET TO THE POINT OF BEGINNING.

Tax Map Reference: 131918210007

Being that parcel of land conveyed to **SURESH K. AHUJA AND JUDITH ANN AHUJA,**
HUSBAND AND WIFE AS JOINT TENANTS from IRWIN ROSMARIN, A SINGLE MAN
by that deed dated 01/12/1998 and recorded 01/13/1998 in deed book 198, at page 1641 of the
DOUGLAS County, NV Public Registry.

Order Number: 1400523
Customer Reference Number: 033629139788

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REQUESTED BY
B of A
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 APR 21 AM 10:26

WERNER CHRISTEN
RECORDER

17⁰⁰ PAID *kg* DEPUTY