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APN 1320-02-001-065

✓ Bank of America
9000 Southside Blvd, Bldg 700
Jacksonville, FL 32256

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

2003 JUL 28 AM 9:57

WERNER CHRISTEN
RECORDER

43⁰⁰ PAID *3e* DEPUTY

**MORTGAGE
FOR
NEVADA**

LESLIE G ERVEN

CUSTOMER NAME

**TO
BANK OF AMERICA**

1326-02-001-065

PARCEL NUMBER

0584499

BK0703PG13202

Assessor Parcel No(s):

WHEN RECORDED MAIL TO:

Bank of America Consumer Collateral Tracking, FL9-700-04-11
9000 Southside Blvd, Bldg 700
Jacksonville, FL 32256

SEND TAX NOTICES TO:

LESLIE G ERVEN, STEVE E ERVEN and THE EVERN FAMILY
TRUST DATED 03/24/2000
1680 TONI CT
MINDEN, NV 89423-7039

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated July 1, 2003, is made and executed between STEPHEN EUGENE ERVEN AND LESLIE GAYLE EVERN, TRUSTEES OF THE EVERN FAMILY TRUST DATED 03/24/2000, WHOSE ADDRESS IS 1680 TONI COURT, MINDEN, NV 89423-7039 ("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 March 24, 2000 (the "Deed of Trust") which has been recorded in DOUGLAS County, State of Nevada, as follows:

08/14/2002,BOOK 0802;PG 08374;DOC #550394.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in DOUGLAS 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 1680 TONI CT, MINDEN, NV 89423-7039.

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

THE PRINCIPAL AMOUNT SECURED BY THE DEED IS CHANGED FROM \$50,000 TO \$100,000. THE MATURITY DATE DESCRIBED IN THE DEED IS CHANGED TO 07/01/2028.

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 endorers 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)

Loan No: 68181002114599

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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 JULY 1, 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 Leslie G Erven (Seal)
LESLIE G ERVEN, Individually

X Steve E Erven (Seal)
STEVE E ERVEN, Individually

THE EVERN FAMILY TRUST DATED 03/24/2000

By: Leslie G Erven (Seal)
LESLIE G ERVEN, Trustee of THE EVERN FAMILY TRUST DATED 03/24/2000

By: Stephen E Erven (Seal)
STEPHEN E EVERN, Trustee of THE EVERN FAMILY TRUST DATED 03/24/2000

LENDER:

X Juan L R Pineda (Seal)
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEVADA)
) SS
COUNTY OF CLATSOP)

This instrument was acknowledged before me on June 2, 2003 by LESLIE G ERVEN and STEVE E ERVEN.

Juan L R Pineda
(Signature of notarial officer)
Notary Public in and for State of NEVADA

(Seal, if any)

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MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 68181002114599

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TRUST ACKNOWLEDGMENT

STATE OF NEVADA)
) SS
COUNTY OF CARSON)

This instrument was acknowledged before me on July 2, 2003 by LESLIE G ERVEN, Trustee and STEPHEN E EVERN,
Trustee of THE EVERN FAMILY TRUST DATED 03/24/2000, as designated trustees of THE EVERN FAMILY TRUST DATED 03/24/2000.

Notary Public
State of Nevada
Appointed in Carson City
Nevada, 2003

Julie Blair
(Signature of notarial officer)

Notary Public in and for State of Nevada

(Seal, if any)

LENDER ACKNOWLEDGMENT

STATE OF NEVADA)
) SS
COUNTY OF CARSON)

This instrument was acknowledged before me on July 2, 2003 by Ivan Rizo-Pineda
as designated agent of Bank of America, N.A.

Julie Blair
(Signature of notarial officer)

Notary Public in and for State of Nevada

(Seal, if any)

LASER PRO Lending, Var. 5.21.50.102 Copr. Hartland Financial Solutions, Inc. 1997, 2003. All Rights Reserved. - NV L1CR1CFLPLG202.FC TR-29145205 PR 6WH-ELC

PAY TO THE ORDER OF

WITHOUT RECOURSE
Bank of America, N.A.

BY [Signature]
JOHNIE WACK
SVP VICE PRESIDENT

0584499

BK0703PG13205

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:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B. 4 N., DOUGLAS COUNTY, NEVADA THENCE N 00°19'12" E. 621.74 FEET TO A POINT; THENCE N 89°54' 19" W 330.39 FEET TO THE TRUE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF THE PARCEL; THENCE FROM THE TRUE POINT OF BEGINNING CONTINUING N 89° 54'19" W 330.53 FEET TO THE NORTHWEST CORNER OF THE PARCEL; THENCE S 00°13'44" W 310.73 FEET TO THE SOUTHWEST CORNER OF THE PARCEL; THENCE S 89°53'37" E 330.25 FEET TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE N 00°16'53" E 310.80 FEET TO THE TRUE POINT OF BEGINNING BEING SHOWN AS PARCEL 4 ON THAT CERTAIN PARCEL MAP RECORDED JULY 21, 1978, AS DOCUMENT NO. 23192, DOUGLAS COUNTY, NEVADA.

Tax Map Reference: 1326-02-001-065

Being that parcel of land conveyed to STEVE E. ERVEN AND LESLIE G. ERVEN, HUSBAND AND WIFE AS JOINT TENANTS from DONALD E. VAN DYKE AND CHRISTOL E. VAN DYKE, HUSBAND AND WIFE AS JOINT TENANTS by that deed dated 03/13/1979 and recorded 08/27/1979 DOCUMENT NO. 35983 of the DOUGLAS County, NV Public Registry.

Being that parcel of land conveyed to STEPHEN EUGENE ERVEN AND LESLIE GAYLE ERVEN, TRUSTEES OF THE ERVEN FAMILY TRUST DATED 03/24/2000 from STEVE E. ERVEN AND LESLIE G. ERVEN, HUSBAND AND WIFE AS JOINT TENANTS by that deed dated 05/25/2000 and recorded 05/26/2000 in deed book 0500, at page 6114 of the DOUGLAS County, NV Public Registry.

Order Number: 1481597
Customer Reference Number: 033629145205

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