

19

Assessor Parcel No(s):  
1320-26-001-017

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

2004 APR 12 PM 2:53

WERNER CHRISTEN  
RECORDER

\$19<sup>00</sup> PAID kg DEPUTY

**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:**

DONNIS M THRAN  
1700 E VALLEY RD  
GARDNERVILLE, NV  
89410-7611

**FOR RECORDER'S USE ONLY**

**MODIFICATION OF DEED OF TRUST**

THIS MODIFICATION OF DEED OF TRUST dated April 2, 2004, is made and executed between DONNIS M THRAN, AN UNMARRIED PERSON, WHOSE ADDRESS IS 1700 E VALLEY RD, GARDNERVILLE, NV 89410 ("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 17, 2003 (the "Deed of Trust") which has been recorded in DOUGLAS County, State of Nevada, as follows:

**DATED 03/26/2003 PG 12346 BOOK 0303 INSTRUMENT #0571306.**

**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 1700 E VALLEY RD, GARDNERVILLE, NV 89410-7611.

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

**THE PRINCIPAL AMOUNT SECURED BY THE DEED OF TRUST IS CHANGING FROM**

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## MODIFICATION OF DEED OF TRUST

Loan No: 68181002427499

(Continued)

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**\$50,000.00 TO \$75,000.00. THE MATURITY DATE DESCRIBED IN THE DEED OF TRUST IS CHANGED TO 04/02/2029.**

**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 endorsers 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,

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**MODIFICATION OF DEED OF TRUST  
(Continued)**

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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").

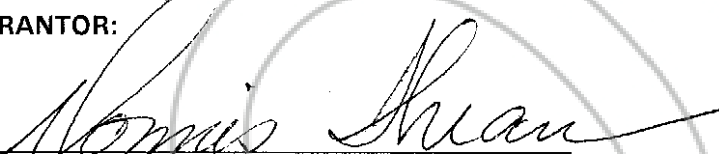
Any spouse of a Grantor or Trustor who is not in title to the Property and who signs this Security Instrument: (a) is signing only to grant, bargain, sell and convey any marital and homestead rights of such spouse in the Property; (b) is not by signing becoming personally obligated to pay the Note or 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 APRIL 2, 2004.**

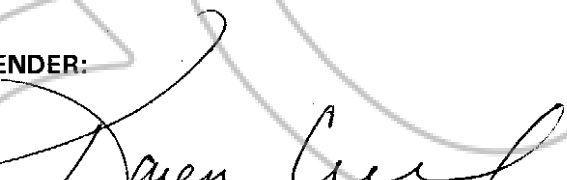
GRANTOR:

x

  
DONNIS M THRAN

LENDER:

x

  
Authorized Officer

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MODIFICATION OF DEED OF TRUST  
(Continued)

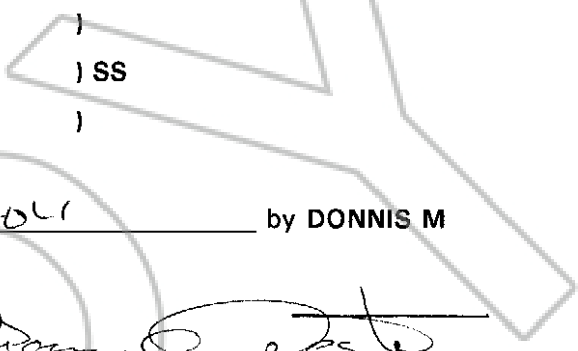
Loan No: 68181002427499

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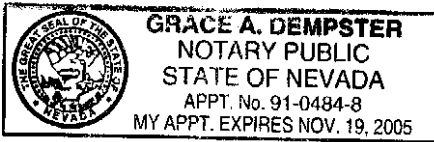
INDIVIDUAL ACKNOWLEDGMENT

STATE OF NV

COUNTY OF Douglas



This instrument was acknowledged before me on 4-6-06 by DONNIS M THRAN.



(Seal, if any)

[Signature]  
(Signature of notarial officer)

Notary Public in and for State of NV

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MODIFICATION OF DEED OF TRUST  
(Continued)

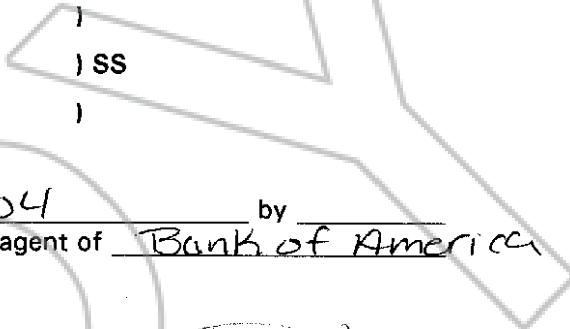
Loan No: 68181002427499

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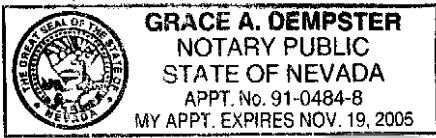
LENDER ACKNOWLEDGMENT

STATE OF NV

COUNTY OF Douglas



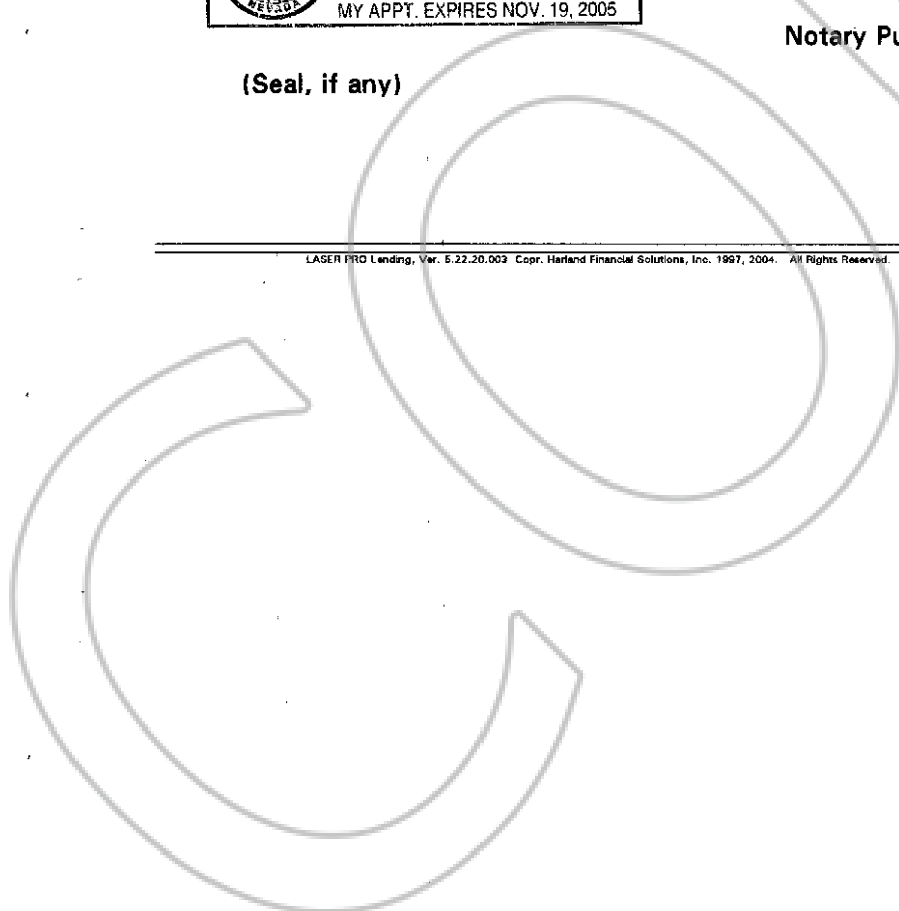
This instrument was acknowledged before me on 4-6-04 by Karen Creel as designated agent of Bank of America



(Seal, if any)

[Signature]  
(Signature of notarial officer)

Notary Public in and for State of NV



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**EXHIBIT "A"**

SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND CITY OF GARDNERVILLE. THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. and M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PARCEL 16A OF THAT CERTAIN PARCEL MAP FOR THE CARTER PARCELS AS SHOWN ON MAP RECORDED IN BOOK 282, AT PAGE 91, AS DOCUMENT NO. 64509 OF THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 16A, S.89 DEGREES 07'32" E., 317.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST VALLEY ROAD, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE S.0 DEGREES 55'24" W., 1262.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 57'04" AN ARC DISTANCE OF 31.40 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS SAID RIGHT-OF-WAY IS DESCRIBED IN BOOK 587, AT PAGES 744, 747, 754 AND 757 OF THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N.89 DEGREES 07'32" W., 297.57 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 16A; THENCE NORTHERLY ALONG SAID WESTERLY LINE N.0 DEGREES 55'24" E., 1292.57 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBONS AS CONVEYED TO STOCK PETROLEUM CO., INC., IN THE DEED RECORDED MARCH 13, 1980 IN BOOK 380, PAGE 1315, DOCUMENT NO. 42677. THE ABOVE DESCRIBED LAND IS ALSO DESIGNATED AS PARCEL 16-A-1 ON THE RECORD OF SURVEY FILED JUNE 9, 1998, FILE NO. 441617. NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 10, 2002, IN BOOK 0502, PAGE 3282, AS INSTRUMENT NO. 541950. DT 1 Dated: 01/30/03 Add'l Information: DEED OF TRUST RECORDING NO. 566300 DT 2 Dated: 03/17/03 Add'l Information: DEED OF TRUST RECORDING NO. 571306

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BK 0404 PG 05127