

Assessor Parcel No(s): 1219-15-001-104

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

2004 APR 12 PM 2:56

WERNER CHRISTEN  
RECORDER

\$43<sup>50</sup> PAID *KJ* 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:**

ANTHONY A RUSSO  
CHRISTINE M JEANBLANC  
395 FRICKE CT  
GARDNERVILLE, NV 89460-6517

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**MODIFICATION OF DEED OF TRUST**

**THIS MODIFICATION OF DEED OF TRUST** dated October 1, 2003, is made and executed between ANTHONY A RUSSO AND CHRISTINE M JEANBLANC AKA CHRISTINE L RUSSO, MARRIED TO EACH OTHER AS JOINT TENANTS, WHOSE ADDRESS IS 395 FRICKE CT, GARDNERVILLE, NV 89460 ("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 October 9, 2003 (the "Deed of Trust") which has been recorded in DOUGLAS County, State of Nevada, as follows:

OPENED 10/09/2003 REC 1002 PG 08581 INST 555387 REC 10.21.03.

**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 395 FRICKE CT, GARDNERVILLE, NV 89460-6517.

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

**THE AMOUNT SECURED BY THE DEED HAS CHANGED TO 68,000. THE MATURITY DATE HAS CHANGED TO 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 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, 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,

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

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 OCTOBER 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 *Anthony A. Russo* (Seal)  
ANTHONY A RUSSO, Individually

X *Christine M. Jeanblanc* (Seal)  
CHRISTINE M JEANBLANC, Individually

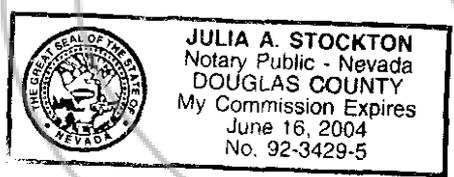
LENDER:

X *Jennifer Caldwell* (Seal)  
Authorized Officer *Jennifer Caldwell*

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF NEVADA )  
 ) SS  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on Oct 1, 2003 by ANTHONY A RUSSO and CHRISTINE M JEANBLANC.



*Julia A. Stockton*  
(Signature of notarial officer)  
Notary Public in and for State of NEVADA

(Seal, if any)

PAY TO THE ORDER OF

\_\_\_\_\_  
\_\_\_\_\_

WITHOUT RECOURSE  
Bank of America, N.A.

BY *J. E. Mack*  
J. E. MACK  
SR. VICE PRESIDENT

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

**LENDER ACKNOWLEDGMENT**

STATE OF NEVADA

)  
) SS  
)

DOUGLAS

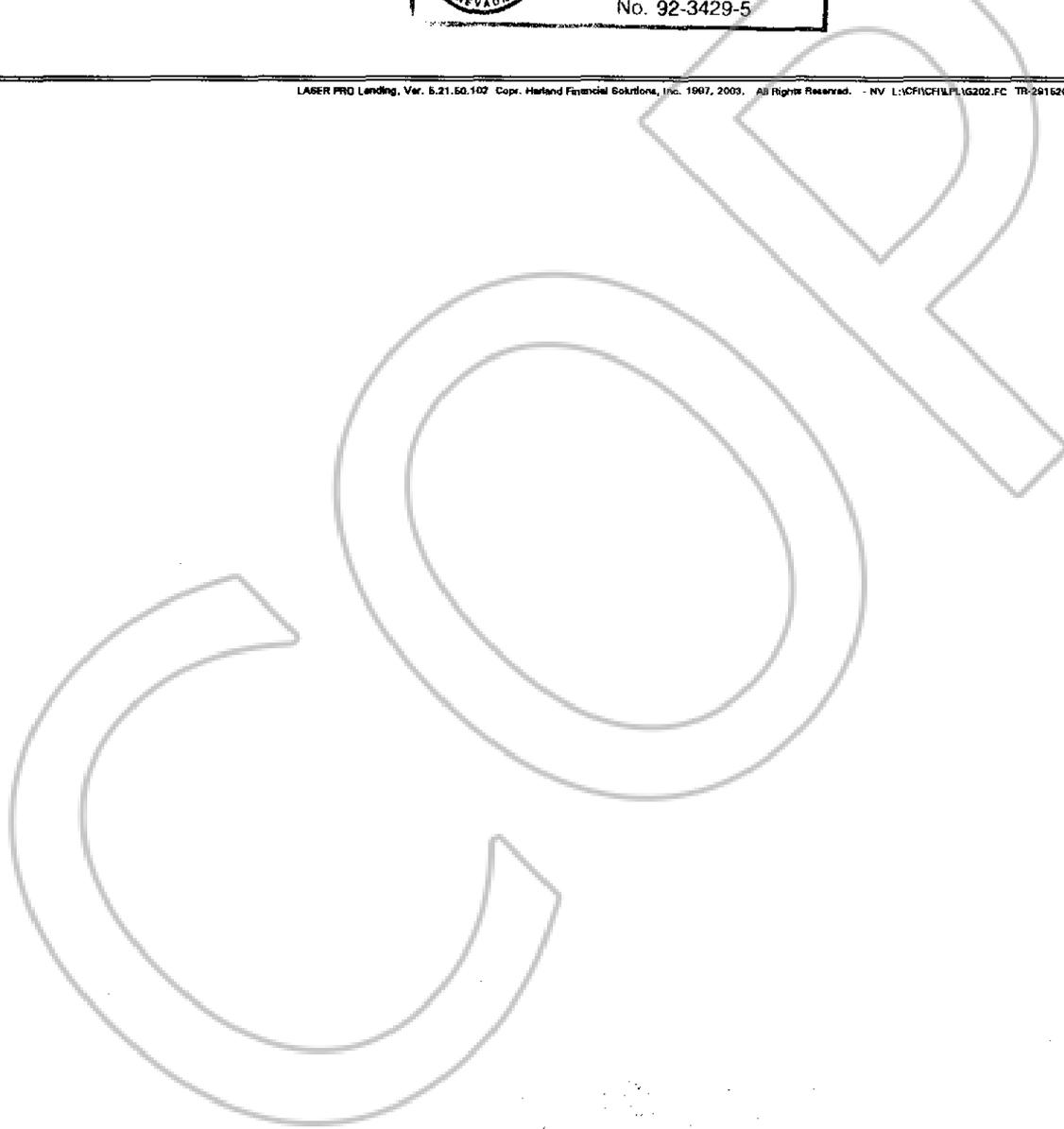
This instrument was acknowledged before me on Oct 1, 2003 by Julia A. Stockton  
as designated agent of Bank of America, N.A..

Julia A. Stockton  
(Signature of notarial officer)

**JULIA A. STOCKTON**  
Notary Public - Nevada  
DOUGLAS COUNTY  
My Commission Expires  
June 16, 2004  
No. 92-3429-5

Notary Public in and for State of NEVADA

(Seal, if any)



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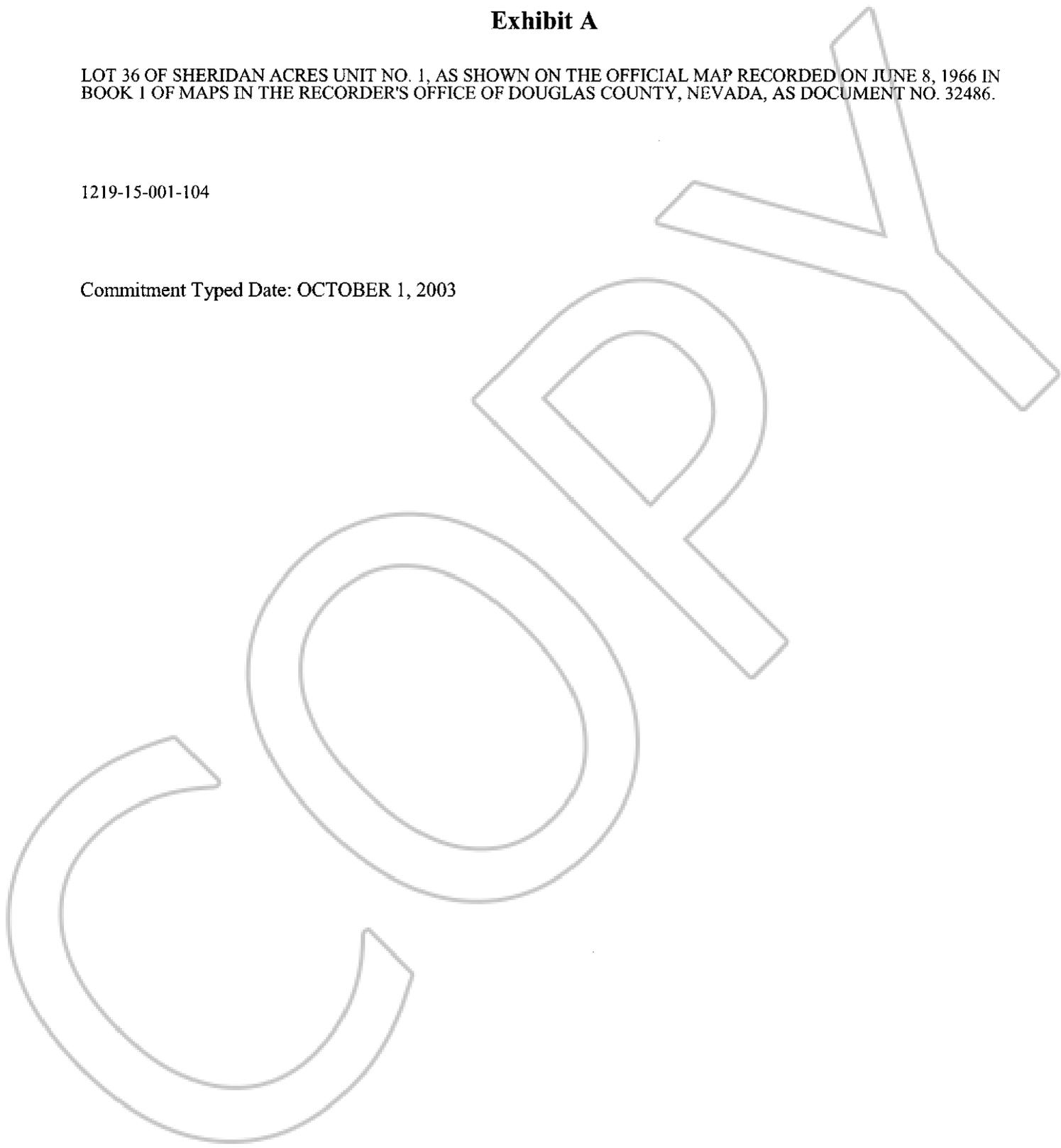
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**Exhibit A**

LOT 36 OF SHERIDAN ACRES UNIT NO. 1, AS SHOWN ON THE OFFICIAL MAP RECORDED ON JUNE 8, 1966 IN BOOK 1 OF MAPS IN THE RECORDER'S OFFICE OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 32486.

1219-15-001-104

Commitment Typed Date: OCTOBER 1, 2003



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**Florida CreditLine Mortgage Modification**

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Exhibit "A"

The principal amount stated as secured by the mortgage is changed to \$68,000. This mortgage encompasses the modification of a mortgage for a promissory note or line of credit agreement on which the documentary stamp tax or intangible tax on the original amount pursuant to Florida Statutes chapter 201.09(1) and (2) and Florida Administration Code section 12b-4.054. This mortgage modification is a renewal mortgage as defined in Florida Administrative Code section 12b-4.052(13). This mortgage modification also secures advances of new money which, pursuant to Section 201.09 Florida Statutes, as amended by Chapter 98.187, the total amount of increases is \$38,000, upon which documentary stamp taxes and intangible taxes have been paid.



Application Number:

0609972

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