

**OFFICIAL RECORD**

Requested By:  
**MARQUIS TITLE & ESCROW**

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 5 Fee: 18.00  
BK-0306 PG- 7997 RPTT: 0.00



**AFTER RECORDED RETURN TO:**

Bank of America, N.A.  
ATTN: Construction  
9000 Southside Blvd., Ste. 700  
Jacksonville, FL 32256  
PARCEL NUMBER: 1219-22-001-030  
LOAN NUMBER: 6411173633

Prepared by:  
Barbara Lenellen  
Robertson & Anschutz, P.C.  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042  
713-871-9600

**NOTE AND SECURITY INSTRUMENT  
MODIFICATION AGREEMENT**

The State of Nevada  
County of Douglas

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

Recitals

This agreement ("Modification Agreement") is made on **January 01, 2006**, between **Robert J. Black, a single man**, (herein "Borrower") and **Bank of America, N.A.** (herein "Lender"), whose loan servicing address is **P.O. Box 9000, Getzville, NY 14068-9000**, for a Modification of that certain Deed of Trust, Mortgage or Security Deed (the "Security Instrument") and Note executed on **September 30, 2004**, in favor of **Bank of America, N.A.** and any previous modification(s) thereof, said Note being in the original principal amount of **\$350,000.00**, said Security Instrument having been recorded in/under 0625540 of the Official Records of Real Property of **Douglas County, Nevada**, covering property described as follows:

**See Exhibit "A" attached hereto and made a part hereof for all purposes**

WITNESSETH:

WHEREAS, Borrower now desires to modify the Note and ratify said liens against the Property; and

WHEREAS, Lender, the legal owner and holder of said Note and liens securing same, in consideration of the premises and at the request of the Borrower has agreed to modify the Note as hereinafter provided; and

WHEREAS, Borrower and Lender desire that the Security Instrument and Note be modified as herein provided but that all terms not so modified remain unchanged and in full force and effect.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto agree that the Note and Security Instrument are hereby modified as follows:

**The Note shall be and hereby is amended as follows:**

The principal amount evidenced by the Note is changed from **\$350,000.00** to **\$348,181.00**.  
The annual interest rate set forth in paragraph 2 is changed from **5.625%** to **6.000%**.  
The beginning date for monthly payments of principal and interest set forth in paragraph 3 is changed from **August 01, 2005** to **February 01, 2006**.  
The Maturity Date is changed from **July 01, 2035** to **January 01, 2036**.  
The amount of the monthly payments of principal and interest set forth in paragraph 3, is changed from **\$2,014.80** to **\$2,087.53**.  
The maximum interest rate Borrower may be required to pay at the initial Change Date as defined and set forth in paragraph 4 is changed from **10.625%** to **11.000%**.  
The minimum interest rate Borrower may be required to pay at the initial Change Date as defined and set forth in paragraph 4 is changed from **2.250%** to **2.250%**.  
The highest interest rate Borrower shall ever be requested to pay as set forth in paragraph 4 is changed from **10.625%** to **11.000%**.  
The lowest interest rate Borrower shall ever be requested to pay as set forth in paragraph 4 is changed from **2.250%** to **2.250%**.  
The margin used in calculating Borrower's new interest rate as set forth in paragraph 4 is changed from **2.250%** to **2.250%**.

**The Addendum or Rider to Note shall be and hereby is amended as follows:**

The principal amount evidenced by the Note is changed from **\$350,000.00** to **\$348,181.00**.  
The "Rollover Date" as defined therein is changed from **July 01, 2005** to **January 01, 2006**.

**The Security Instrument shall be and hereby is amended as follows:**

Reference to the principal sum owed by Borrower to Lender is changed from **\$350,000.00** to **\$348,181.00**.  
Reference to the maturity date of the debt secured by the Security Instrument is changed from **July 01, 2035** to **January 01, 2036**.

**The Adjustable Rate Rider to the Security Instrument shall be and hereby is amended as follows:**

The annual interest rate set forth in paragraph A is changed from **5.625%** to **6.000%**.  
The maximum interest rate Borrower may be required to pay at the initial Change Date as defined and set forth in paragraph 4 is changed from **10.625%** to **11.000%**.  
The minimum interest rate Borrower may be required to pay at the initial Change Date as defined and set forth in paragraph 4 is changed from **2.250%** to **2.250%**.  
The highest interest rate Borrower shall ever be requested to pay as set forth in paragraph 4 is changed from **10.625%** to **11.000%**.  
The lowest interest rate Borrower shall ever be requested to pay as set forth in paragraph 4 is changed from **2.250%** to **2.250%**.  
The margin used in calculating Borrower's new interest rate as set forth in paragraph 4 is changed from **2.250%** to **2.250%**.

Further, it is expressly agreed that for and in consideration of this Modification Agreement, Borrower hereby releases and forever discharges Lender and its officers, directors, counsel, employees, agents, predecessors, successors, and assigns from all causes of action, claims, rights, and controversies, known or unknown, which Borrower had, now has, or may hereafter acquire which relate to, are based on, arise out of, or are in any way connected with any acts of Lender or its above affiliates occurring prior to the execution of this Agreement and relating in any manner to the above described Note or Security Instrument or the Property described herein or therein. This is a general release of all possible claims and causes of action of every kind and character related to the above described subject matter and is to be interpreted liberally to effectuate maximum protection of Lender and its above affiliates.



The Borrower hereby ratifies said liens on the Property until the Note as so modified hereby has been fully paid, and agrees that this renewal, extension and/or modification shall in no manner affect or impair the Note or the liens securing same and that said liens shall not in any manner be waived, but are acknowledged by Borrower to be valid and subsisting, the purpose of this instrument being simply to modify the Security Instrument and the time and manner of payment of the Note and ratify all liens securing same, and the Borrower further agrees that all terms and provisions of the Note, the Security Instrument and the other instruments creating or fixing the liens securing same shall be and remain in full force and effect as therein written except as otherwise expressly provided herein.

A breach or other default of any of the terms of this Agreement by Borrower shall constitute a breach or default under the Note and Security Instrument, and Lender shall thereupon have the right to seek all remedies available to it under the aforesaid loan instruments.

Borrower covenants and agrees that the rights and remedies of Lender under this Agreement are cumulative of, are not in lieu of but are in addition to, and their exercise or the failure to exercise them shall not constitute a waiver of, any other rights and remedies which Lender shall have under the Note or the Security Instrument.

It is agreed that time and the unimpaired security of Lender are of the essence of this Agreement.

Borrower covenants and agrees that this Agreement represents the final agreement between Borrower and Lender relating to the above described subject matter and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties hereto. Borrower further covenants and agrees that there are no unwritten oral agreements between parties hereto relating to the above described subject matter.

As used herein "Lender" shall mean Bank of America, N.A. or any future holder, whether one or more, of the Note.

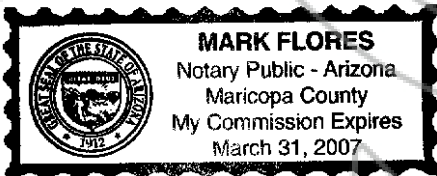
EXECUTED this the 25<sup>th</sup> day of January 2006 to be effective January 01, 2006.

[Signature] \_\_\_\_\_  
Robert J. Black Date 1/25/06

**Individual Acknowledgment**

ARIZONA  
STATE OF NEVADA, MARICOPA County

This instrument was acknowledged before me on JAN. 25<sup>TH</sup>, 2006, by Robert J. Black.



[Signature] \_\_\_\_\_  
Notary Public  
MARK FLORES, PERSONAL BANKER  
Name and title  
My commission expires: MARCH 31, 2007

ACCEPTED AND AGREED TO BY  
THE OWNER AND HOLDER OF SAID NOTE:  
BANK OF AMERICA, N.A.

By: Freda Clement  
Name: Freda L. Clement  
Title: Vice President

Witness: Janice Bussell  
Witness: Gaytha Smith

Corporate Acknowledgement

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Freda L. Clement, as Vice President of Bank of America, N.A. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of February, 2006.

My Commission Expires:

\_\_\_\_\_

Dorothy A. Baylor  
Notary Public in and for  
The State of Texas

Name: Dorothy A. Baylor

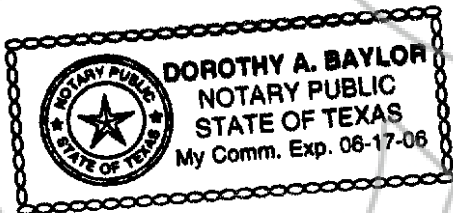


EXHIBIT "A"

Lot 401, in Block A, as set forth on that certain Official Plat of Job's Peak Ranch, Unit 4, Final Subdivision Map, Planned Unit Development 2014-4, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on April 12, 2004, in Book 0404, Page 5560, Document No. 610012, of the Official Records.

APN: 1219-22-004-030

COPY

