

DOC # 729293
09/03/2008 12:32PM Deputy: PK
OFFICIAL RECORD
Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 6 Fee: 19.00
BK-908 PG-512 RPTT: 0.00



AFTER RECORDED RETURN TO:
Bank of America, N.A.
ATTN: Construction
9000 Southside Blvd., Ste. 700
Jacksonville, FL 32256
PARCEL NUMBER: 1121-05-510-035
LOAN NUMBER: 6248012350

Prepared by:
Barbara Leuellen
Robertson & Anschutz
10333 Richmond Avenue, Suite 550
Houston, TX 77042
713-980-7834

1000707

NOTE AND SECURITY INSTRUMENT
MODIFICATION AGREEMENT

The State of Nevada
County of Douglas

KNOW ALL MEN BY THESE PRESENTS:

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§
§
§
§

Recitals

This agreement ("Modification Agreement") is made on August 01, 2008, between Henrietta F. Conyers and Jay C. Conyers, wife and husband as joint tenants, (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, and any riders thereto (the "Security Instrument") and Note dated November 29, 2007, in favor of Bank of America, N.A., and any addenda thereto, and any previous modification(s) thereof, said Note being in the original principal amount of \$320,000.00, said Security Instrument having been recorded in/under BK 1107 PG 8050 # 714065 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 shown in "ATTACHMENT A", attached hereto and made a part hereof for all purposes.

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.

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 _____ day of _____ to be effective August 01, 2008.

Henrietta F. Conyers
Henrietta F. Conyers

8/18/08
Date

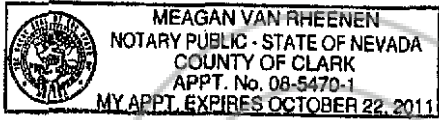
~~_____~~
Jay C. Conyers

8/18/08
Date

STATE OF NEVADA, Clark County

This instrument was acknowledged before me on 18th August 2008, by Henrietta F. Conyers and Jay C. Conyers.

M Van Rhee
Notary Public



Oct 22, 2008 Cust. Service
My commission expires: Name and title



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

By: Judy L. Beller
Name: Judy L. Beller
Title: Vice President

Witness: [Signature]

Witness: [Signature]

Corporate Acknowledgement

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Judy L. Beller, 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.

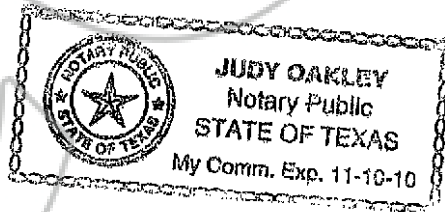
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27th day of August, 2008.

Judy Oakley

Notary Public in and for
The State of Texas

My Commission Expires:

Name:



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PG-515

ATTACHMENT A

The Note shall be and hereby is amended as follows:

The principal amount evidenced by the Note is changed from \$320,000.00 to \$317,989.00.

The annual interest rate set forth in paragraph 2 is changed from 7.000% to 6.375%.

The beginning date for monthly payments set forth in paragraph 3 is changed from July 01, 2008 to September 01, 2008.

The Maturity Date is changed from June 01, 2038 to August 01, 2038.

The amount of the monthly payments set forth in paragraph 3, is changed from \$2,128.97 to \$1,983.84.

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

The principal amount evidenced by the Note is changed from \$320,000.00 to \$317,989.00.

The "Rollover Date" as defined therein is changed from June 01, 2008 to August 01, 2008.

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

Reference to the principal sum owed by Borrower to Lender is changed from \$320,000.00 to \$317,989.00.

Reference to the maturity date of the debt secured by the Security Instrument is changed from June 01, 2038 to August 01, 2038.

(DoD) RA0210146B - modagr.x.bax (attachment a)



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EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Leasehold estate as created by certain lease dated May 1, 2003, by and between Kenneth L. Ward and Susanna S. Ward, Trustees of the Kenneth and Susanna Ward Trust dated June 16, 1998, as Lessor, and Henrietta Conyers and Jay Conyers, wife and husband as joint tenants, as Lessee, for the term and upon the terms and conditions contained in said lease recorded June 19, 2003, in Book 0603, Page 10279, as Document No. 580647

And by that certain lease dated, made by and between PTP, Inc., a Nevada Corporation, as lessor, and Jay C. Conyers and Henrietta F. Conyers, husband and wife as joint tenants, as lessee, for the term and upon the terms and conditions contained in said lease recorded June 3, 2002, in Book 0602, Page 378, as Document No. 543715 in and to the following:

Revised Lot 20, as set forth on Record of Survey/Boundary Line Adjustment for Jay and Henrietta Conyers, filed for record in the office of the Douglas County Recorder on November 4, 2003, in Book 1103, Page 1392, as Document No. 595858, Official Records.

Being portions of Lots 18, 19 and 20 as set forth on the Record of Survey for Pleneview Development Unit No. 1, filed for record in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2348, as Document No. 423881, and as amended by record of survey recorded March 8, 2000, as Document No. 487625, Official Records

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