

Recording Requested By:

When Recorded Mail To:  
CitiMortgage, Inc.  
5280 Corporate Drive Dept 0251  
Frederick, MD 21703

1013645  
1320-27-001-017

DOC # 743958  
05/28/2009 11:22AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE - CARSON  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: 21.00  
BK-509 PG-6957 RPTT: 0.00



## MODIFICATION OF DEED OF TRUST AND SUBSTITUTION OF TRUSTEE

This Agreement, made this day of December 18, 2008, by and between Craig G. Brown and Sherry A. Ryan, who acquired title as Sharen A. Ryan, husband and wife as joint tenants, Trustor in the Deed of Trust mentioned below and the owner of the real property described therein, and Verdugo Trustee Service Corporation, substituted Trustee and Citibank, NA successor in interest by merger to Citibank (West), FSB, Beneficiary and the present owner and holder of the indebtedness secured by said Deed of Trust:

### WITNESSETH:

Whereas, Trustors did execute a Deed of Trust dated September 15, 2006, encumbering real property described as follows,

See Exhibit "A" attached hereto and made a part hereof

For the purpose of securing an indebtedness of \$151,000.00 in favor of Beneficiary, said Deed of Trust was executed by Craig G. Brown and Sherry A. Ryan, to First American Title Company, Trustee for the Benefit of Citibank (West), FSB, was recorded on September 27, 2006 in the Recorder's office, in and for the County of Douglas, State of Nevada, in Book No 0906 at Page 9272 as Instrument No. 0685264; and

Whereas, the undersigned, Citibank, NA, Beneficiary desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee thereunder, and any subsequently appointed trustee.

Now, THEREFORE, the undersigned Beneficiary hereby substitutes Verdugo Trustee Service Corporation as Trustee under said Deed of Trust.

AND WHEREAS, The parties hereto desire to modify the legal description encumbered by said Deed of Trust. Now, Therefore, for value received, the parties hereto do hereby modify said Deed of Trust by modifying the legal description of said Deed of Trust to:

See Exhibit "B" attached hereto and made a part hereof.

Furthermore, Trustor does hereby grant and convey the last above described real property to Trustee under said Deed of Trust together with power of sale and subject to each and all of the terms and conditions of said Deed of Trust, including this modification and supplement thereto, and Trustee hereby reconveys to the persons legally entitled thereto, the real property first above described.

It is further agreed, by and between the parties hereto that in all other respects not inconsistent herewith the terms of said Deed of Trust which is incorporated herein by references thereto shall remain in full force and effect, and be binding hereon, said Deed of Trust as herein modified and supplemented shall constitute one Deed of Trust.

This agreement shall inure to and bind the heirs, devisees, successors and assigns of the parties hereto.

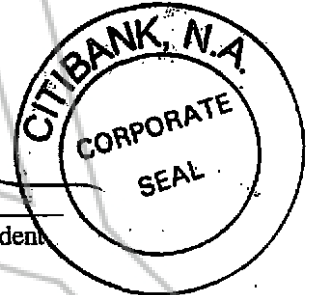
IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first written above.

Verdugo Trustee Service Corporation

Citibank, NA

By: *Shawn Lyerly*  
Shawn Lyerly, Vice President

By: *Sherry L. Sheffler*  
Sherry L. Sheffler, Vice President



*Craig P. Brown*  
Craig P. Brown, Trustor

*Sharen A. Ryan*  
Sharen A. Ryan, Trustor



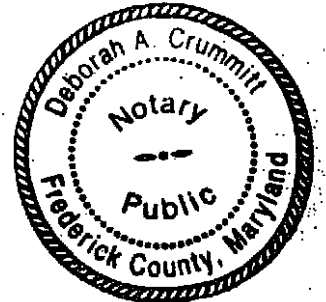
STATE OF MARYLAND

COUNTY OF FREDERICK } SS:

On this day of December 18, 2008, before me, the undersigned, personally appeared Shawn Lyerly, Vice President of Verdugo Trustee Service Corporation, personally known to me to be the person whose name is subscribed to within the instrument and acknowledge that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC *Deborah A. Crummitt*  
Deborah A. Crummitt  
MY COMMISSION EXPIRES: May 5, 2012



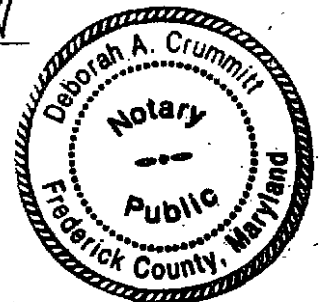
STATE OF MARYLAND

COUNTY OF FREDERICK } SS:

On this day of December 18, 2008, before me, the undersigned, personally appeared Sherry L. Sheffler, Vice President of Citibank, NA, personally known to me to be the person whose name is subscribed to within the instrument and acknowledge that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC *Deborah A. Crummitt*  
Deborah A. Crummitt  
MY COMMISSION EXPIRES: May 5, 2012



BK-509  
PG-6958

State of NEVADA }  
County of Carson City } ss.

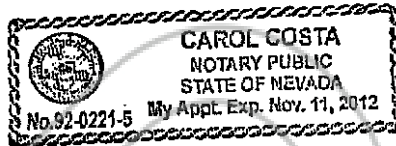
This instrument was acknowledged before me on  
by: Craig G. Brown, and Sharon A. Ryan,

May 11 2009

WITNESS my hand and official seal.

Signature:

Carol Costa  
Notary Public



(One Inch Margin on all sides of Document for Recorder's use Only)



743958 Page: 3 of 5 05/28/2009

BK-509  
PG-6959

## Exhibit A

### LEGAL DESCRIPTION

The land referred to herein is situated in the State of NV, County of Douglas, City of MINDEN and described as follows:

Being a portion of the South  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 27, Township 13 North, Range 20 East M. D. B. & M., further described as follows:

Lot 7 as set forth on Final Subdivision Map PD #01-018 for GMG Development, LLC, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on January 30, 2002, in Book 0102, at Page 8899, as Document No. 533512.

Legal description taken from: deed recorded 1/26/2005, as document number 0635304.

Assessor's Parcel No: 1320-27-001-017  
Street Address: 1740 BUCKTHORN COURT  
MINDEN, NV, 89423



Exhibit "B"

**LEGAL DESCRIPTION  
FOR  
ADJUSTED LOT 7**

All that certain real property located within a portion of the South ½ of the Northeast ¼ of Section 27, Township 13 North, Range 20 East, M.D.M., further described as portions of Lot 8 and Lot 7, as shown on that certain Final Subdivision Map PD#01-018 for GMG Development L.L.C., Filed for Record on January 30, 2002, in Book 102, at Page 8899, as document #533512, Official Records of Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at a the northeast corner of Lot 7 as shown on that certain Final Subdivision Map, document #533512;

**THENCE** along the westerly R.O.W. line of Buckthorn Court, S.00°50'48"W., 224.50 feet;

**THENCE** leaving the westerly R.O.W. line of Buckthorn Court, N.75°31'12"W., 251.22 feet;

**THENCE** N.85°20'58"W., 386.30 feet;

**THENCE** N.02°55'10"W., 299.93 feet;

**THENCE** S.89°20'50"E., 205.00 feet;

**THENCE** S.69°18'45"E., 472.33 feet to the **POINT OF BEGINNING**.

**CONTAINING** 4.01 acres more or less.

The basis of bearings for this legal description is N.00°50'48"E., being the centerline of Buckthorn Court as shown on that certain Final Subdivision Map PD#01-018 for GMG Development L.L.C., Filed for Record on January 30, 2002, in Book 102, at Page 8899, as document #533512, Official Records of Douglas County, Nevada.

This Legal Description Written by:

Randal L. Briggs, PLS  
TEC Engineering Consultants  
9480 Double Diamond Parkway Suite #200  
Reno, Nevada 89521

