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DOC # 0750793
09/17/2009 09:54 AM Deputy: DW
OFFICIAL RECORD
Requested By:
RON GARDNER

Assessor's Parcel Number: 1420-07-10-08


Recording Requested By: RON GARDNER

Name: RON GARDNER

✓ Address: 430 BAVARIAN DR.

City/State/Zip CARSON CITY, NV 89205

Real Property Transfer Tax: \$ _____

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-0909 PG-3467 RPTT: 0.00


MODIFICATION AGREEMENT

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

AGREEMENT: 8/28/09

RE; AN AMENDMENT TO A PURCHASE AGREEMENT DATED 10/30/06

BETWEEN STEVE & ALLISON RILEY (BUYERS) , AND RON GARDNER (SELLER).

RE; PURCHASE OF REAL PROPERTY KNOWN AS 3575 SHAWNEE CARSON CITY, NV. 89705

AND PURSUANT TO SAID NOTES (2) CREATED BY BUYERS IN FAVOR OF SELLER. SAID NOTES ARE SECURED BY TWO DEEDS OF TRUST.

THE UNDERSIGNED BENIFICARY OF SAID NOTES AGREES TO FORGIVE 2ND NOTE IN THE PRINCIPLE AMOUNT OF \$100,000.00 COMPLETELY. *DOC# 0691863*

THE UNDERSIGNED BENIFICARY AGREES TO REDUCE THE PRINCIPLE BALANCE OF THE FIRST NOTE WITH A CURRENT BALANCE OF \$436,772.31 BY THE AMOUNT OF \$120,000.00, LEAVING A NEW BALANCE AS OF 12/29/09 OF \$316,772.31 DUE MONTHLY ON THE 29TH OF EACH MONTH BEGINNING 9/29/09 IN THE AMOUNT OF \$2,200.00 MONTHLY INCLUDING SIMPLE INTEREST @ 7% FOR A PERIOD OF 6 MONTHS AT WHICH TIME INTEREST TO INCREASE TO 8% FOR A MAXIMUM OF ~~10~~ *7* YEARS. *DOC# 0691862*

Steve H. Riley
STEVE RILEY PAYOR (BUYER) *9-1-09*

Allison Riley
ALLISON RILEY PAYOR (BUYER) *9-1-09*

Ronald Gardner
RONALD GARDNER PAYEE (SELLER) *9-1-09*



State of Nevada
County of CARSON CITY

Signed and sworn to (or affirmed) before me on SEPTEMBER 16, 2009
(date) by STEVE RILEY, ALLISON RILEY, RON GARDNER
of person(s) making statement[s].

Sara Gonzales

Notary Signature



COPY



**EXHIBIT "A"
LEGAL DESCRIPTION**

Order No.: 060801771

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

Parcel 20-C as set forth on Parcel Map LDA 03-078 for
Avonmore Development LLC, filed for record in the Office of
the County Recorder of Douglas County, State of Nevada on
October 1, 2004, Book 1004, Page 655, Document No. 625101.

APN 1420-07-110-018

