

DOC # 0767263
07/20/2010 10:00 AM Deputy: SD

OFFICIAL RECORD

Requested By:

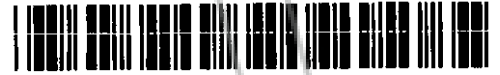
LYNN/TOWSE

APN: 1321-29-001-010, 1321-29-001-011,
1321-29-001-012 & 1321-29-001-016
(FKA 1321-29-001-005)

Return to:
Lynn/Towse
1222 Bobwire Lane
Gardnerville, NV 89460

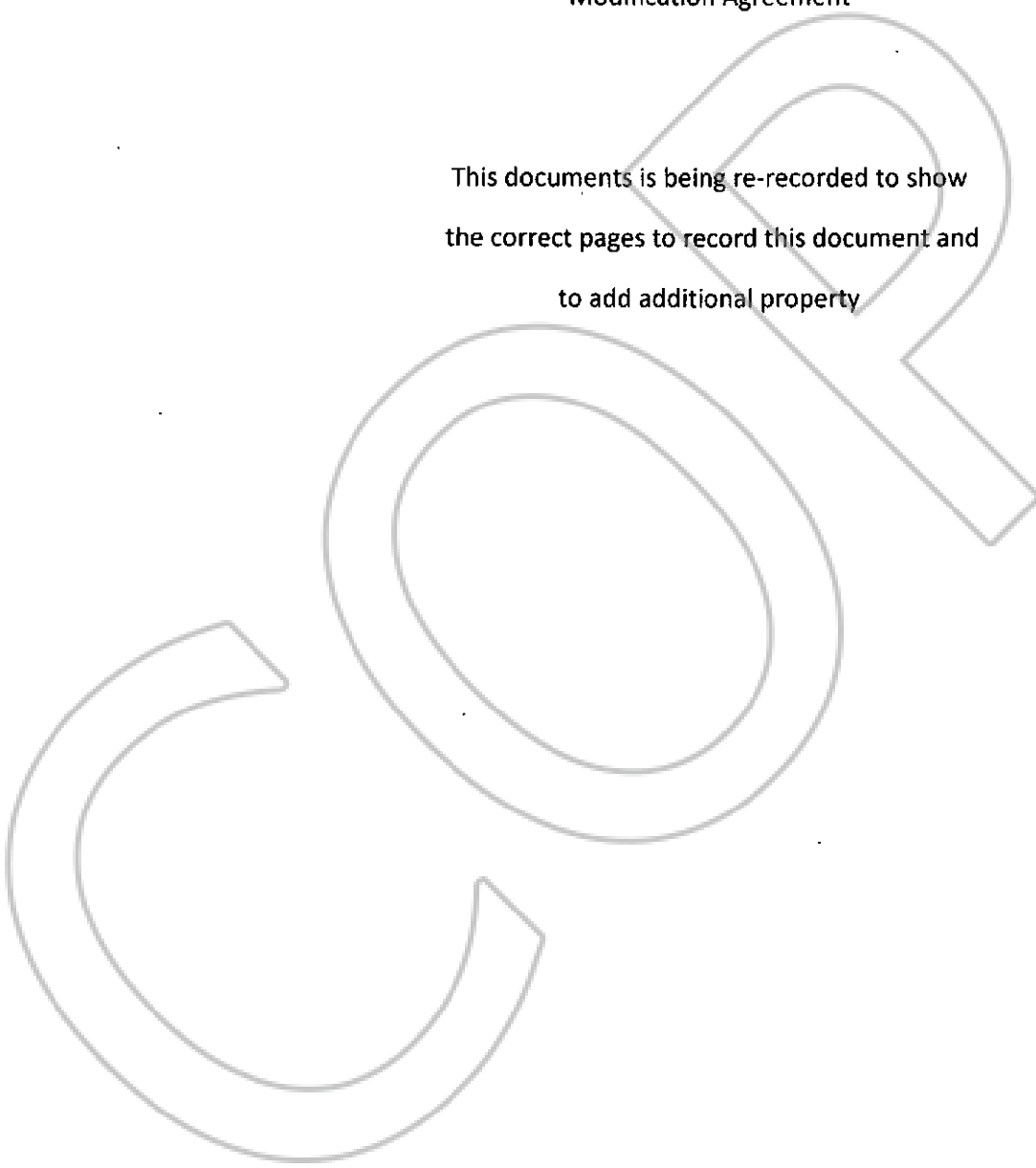
Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0710 PG- 3506 RPTT: 0.00



Modification Agreement

This documents is being re-recorded to show
the correct pages to record this document and
to add additional property



MODIFICATION AGREEMENT

THIS AGREEMENT, is made and entered into this 9th, day of June, 2010, by and between Gregory C. Lynn and Suzanne Towse, Trustees of the 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement dated May 16, 1995 (hereinafter called "Makers") and Dr. Aldo Bruni and Hildegard Bruni, Husband and wife as joint tenants (hereinafter called "Lenders").

WHEREAS, Makers executed that certain Note dated April 27, 2004, in the amount of FIVE HUNDRED THOUSAND AND 00/100, (\$500,000.00), in favor of Lender, which Note is secured by that certain Deed of Trust dated April 27, 2004 and executed by Makers, to Stewart Title of Douglas County, as ORIGINAL Trustee, for the benefit of Lender, as beneficiary, which Deed of Trust was recorded on July 16, 2004, in Book 0704, at Page 06445, as Document No. 0618963, in the office of the County Recorder of Douglas, Nevada;

A Notice of Advance under Deed of Trust, in the amount of ONE HUNDRED THOUSAND AND 00/100, (\$100,000.00), recorded on March 23, 2006, in Book 0306, at Page 8471, as Document No. 0670640, in the office of the County Recorder of Douglas, Nevada;

An Assignment of Deed of Trust assigns, and transfers to Hildegard C. Bruni, Trustee of the A & H Bruni Trust dated September 12, 2007 recorded on September 25, 2007, in Book 0907, at Page 5770, as Document No. 0709907, in the office of the County Recorder of Douglas, Nevada;

A Notice of Advance under Deed of Trust, in the amount of TWO HUNDRED THOUSAND AND 00/100, (\$200,000.00), recorded on September 25, 2007, in Book 0907, at Page 5772, as Document No. 0709908, in the office of the County Recorder of Douglas, Nevada;

Property situate in Douglas County, State of Nevada as follows:

- (APN: formerly 1321-29-001-005)
- APN: 1321-29-001-010 Address: 1743 Carlson Court, Gardnerville, NV 89460
- APN: 1321-29-001-011 Address: 2274 Shootin Iron Court, Gardnerville, NV 89460
- APN: 1321-29-001-012 Address: 2282 Shootin Iron Court, Gardnerville, NV 89460
- APN: 1321-29-001-016 Address: 2275 Shootin Iron Court, Gardnerville, NV 89460

WHEREAS, Makers desire to obtain from Lender certain modifications to the interest rate and monthly installments as called for in said Note;

WHEREAS, Lender is willing to grant said modifications to the interest rate and monthly installments provided that Makers agree to certain modifications in the terms and conditions of said Note;

NOW THEREFORE, in consideration of their mutual covenants and promises, the parties hereto agree as follows:

1. Current Interest rate is 4.0% and no prepayment penalty.
2. Maturity date shall be on or before September 17, 2013 with the provision that Beneficiary shall have the right to adjust the interest rate on March 17 and September 17 of each year until maturity. In the event that the lender and borrower cannot agree on the new interest



rate, the entire principal sum together with any accrued interest shall become all due and payable.

3. Said Note shall be additionally secured by securing the following described properties:
 APN: 1321-29-001-013 Address: 2290 Shootin Iron Court, Gardnerville, NV 89460
 APN: 1321-29-001-009 Address: 1715 Carlson Court, Gardnerville, NV 89460
 APN: 1321-29-001-008 Address: 1711 Carlson Court, Gardnerville, NV 89460
 APN: 1220-17-615-004 Address: 1126 Kingston Lane, Gardnerville, NV 89460
 APN: 1220-17-615-003 Address: 1130 Kingston Lane, Gardnerville, NV 89460
 APN: 1220-17-615-011 Address: 1222 Bobwire Lane, Gardnerville, NV 89460
 APN: 1220-17-615-016 Address: 1123 Kingston Lane, Gardnerville, NV 89460
 APN: 1321-29-001-006 Address: 1699 Carlson Court, Gardnerville, NV 89460
 APN: 1220-17-615-006 Address: 1120 Kingston Lane, Gardnerville, NV 89460
 APN: 1220-17-615-015 Address: 1119 Kingston Lane, Gardnerville, NV 89460
APN: 1220-17-615-011 Address: 942 Rain Shadow Way, Gardnerville, NV
4. Further more, said Deed's of Trust which secure said Note contain the following due on sale clause: In the event the herein described property or any part thereof, or any interest therein is sold, agreed to be sold, conveyed or alienated by the Trustor, or by the operation of law or otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, at the option of the holder hereof and without demand or notice shall immediately become due and payable.

That in all other respects said note and said deed of trust shall remain unaffected, unchanged and unimpaired by reason of the execution of this agreement.

That second party agrees to pay said promissory note according to the terms thereof as herein changed and modified and agrees to perform all of the acts to be performed by the trustor under the terms of said deed of trust.


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


("Lender")


("Makers")

A & H Bruni Trust dated September 12, 2007

Gregory C. Lynn and Suzanne Towse, Trustees of the
1995 Gregory C. Lynn and Suzanne Towse Trust
Agreement dated May 16, 1995


Hildegard C. Bruni, Trustee

BY: 
Gregory C. Lynn, Trustee

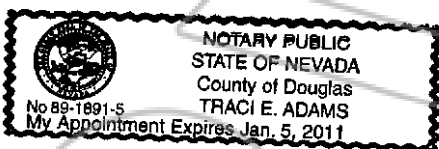
BY: 
Suzanne Towse, Trustee

STATE OF NEVADA

COUNTY OF DOUGLAS

On June 16, 2010, before me the undersigned a Notary Public in and for said County and State personally appeared **Hildegard C. Bruni, Trustee** known to me to be the person described in and who acknowledge that she executed the foregoing instrument.

Traci E. Adams
Notary Public



STATE OF NEVADA

COUNTY OF DOUGLAS

On June 16, 2010, before me the undersigned a Notary Public in and for said County and State personally appeared **Gregory C. Lynn and Suzanne Towse, Trustees** known to me to be the person(s) described in and who acknowledge that They executed the foregoing instrument.

Traci E. Adams
Notary Public

