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DOC # 0784236
06/03/2011 03:52 PM Deputy: PK
OFFICIAL RECORD
Requested By:
SUZANNE TOWSE

The undersigned hereby affirms that this document submitted for recording does not contain the Social Security number of any person or persons (NRS 239B.030)
NORTHERN NEVADA TITLE COMPANY

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 8 Fee: 21.00
BK-0611 PG- 0785 RPTT: 0.00



By: J. Mayo

Print Name/Title: J. Mayo, Esc. Asst.

APN: SEE BELOW
ORDER NO.:

FOR RECORDER'S USE ONLY

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

TITLE OF DOCUMENT: MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT IS BEING RE-RECORDED TO CORRECT ASSESSOR PARCEL NUMBER AND ADDING EXHIBIT "A" AND EXHIBIT "B" LEGAL DESCRIPTIONS, AS IS WAS ORIGINALLY INTENDED

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration, therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved

WHEN RECORDED MAIL TO:
Lynn Towse
1222 Bobwire Lane
Gardnerville, NV 89460



BK- 0611
PG- 786

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

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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)

Douglas County - NV
Karen Ellison - Recorder

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BK-0710 PG- 3506 RPTT: 0.00

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

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: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

(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

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

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

- 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~~
 - ~~APN: 1220-17-515-022 Address: 1222 Bobwire Lane, 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
Hildegard C. Bruni, Trustee

BY: *[Signature]*
Gregory C. Lynn, Trustee

BY: *[Signature]*
Suzanne Towse, Trustee

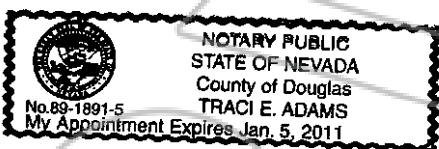
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STATE OF NEVADA

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

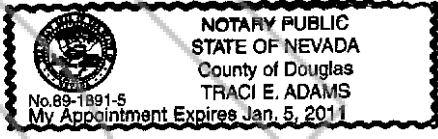


Exhibit "A"

Lot 1 as set forth on Final Parcel Map #4 LDA 04-089 for the 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 11, 2007, in Book 0707, Page 3637, as Document No. 704979, Official Records.

2275 Shootin Iron Court, Gardnerville, NV 89460
APN 1321-29-001-016

Lot 6 as set forth on Final Parcel Map #3 LDA 04-088 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 11, 2007 in Book 0707, Page 3638, as Document No. 704980, Official Records.

2282 Shootin Iron Court, Gardnerville, NV 89460
APN 1321-29-001-012

Lot 7 as set forth on Final Parcel Map #3 LDA 04-088 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 11, 2007 in Book 0707, Page 3638, as Document No. 704980, Official Records.

2274 Shootin Iron Court, Gardnerville, NV 89460
APN 1321-29-001-011

Lot 8 as set forth on Final Parcel Map #4 LDA 04-089 for the 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 11, 2007, in Book 0707, Page 3637, as Document No. 704979, Official Records.

1743 Carlson Court, Gardnerville, NV 89460
APN 1321-29-001-010

Exhibit "B"
(Additional security)

Lot 5 as set forth on Final Parcel Map #3 LDA 04-088 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 11, 2007 in Book 0707, Page 3638, as Document No. 704980, Official Records.

2290 Shootin Iron Court, Gardnerville, NV 89460
APN 1321-29-001-013

Lot 9 as set forth on Final Parcel Map #3 LDA 04-088 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 11, 2007 in Book 0707, Page 3638, as Document No. 704980, Official Records.

1715 Carlson Court, Gardnerville, NV 89460
APN 1321-29-001-009

Lot 10 as set forth on Final Parcel Map #3 LDA 04-088 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 11, 2007 in Book 0707, Page 3638, as Document No. 704980, Official Records.

1711 Carlson Court, Gardnerville, NV 89460
APN 1321-29-001-008

Lot 12 as set forth on Final Parcel Map #3 LDA 04-088 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 11, 2007 in Book 0707, Page 3638, as Document No. 704980, Official Records.

1699 Carlson Court, Gardnerville, NV 89460
APN 1321-29-001-006

Lot 192, in Block A, as shown on the final map of Pleasantview Subdivision Phase 9, Final Map #LDA 00-027, filed for record in the office of the County Recorder of Douglas County, State of Nevada on September 17, 2001, in Book 901, Page 3761, as Document No. 522892, and by Certificate of Amendment recorded February 12, 2001, in Book 0202, Page 4226, as Document No. 0534615, Official Records of Douglas County, Nevada.

1222 Bobwire Lane, Gardnerville, NV 89460
APN 1220-17-515-022

Lot 5 as set forth on the Final Subdivision Map for Rain Shadow Ranch Phase 1, PD 04-002, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 28, 2007 in Book 0607, Page 9070, as Document No. 703979.

1120 Kingston Lane, Gardnerville, NV 89460
APN 1220-17-615-006

EXHIBIT B
(Continued)

Lot 7 as set forth on the Final Subdivision Map for Rain Shadow Ranch Phase 1, PD 04-002, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 28, 2007 in Book 0607, Page 9070, as Document No. 703979.

1126 Kingston Lane, Gardnerville, NV 89460
APN 1220-17-615-004

Lot 8 as set forth on the Final Subdivision Map for Rain Shadow Ranch Phase 1, PD 04-002, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 28, 2007 in Book 0607, Page 9070, as Document No. 703979.

1130 Kingston Lane, Gardnerville, NV 89460
APN 1220-17-615-003

Lot 23 as set forth on the Final Subdivision Map for Rain Shadow Ranch Phase 1, PD 04-002, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 28, 2007 in Book 0607, Page 9070, as Document No. 703979.

942 Rain Shadow Way, Gardnerville, NV 89460
APN 1220-17-615-011

Lot 27 as set forth on the Final Subdivision Map for Rain Shadow Ranch Phase 1, PD 04-002, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 28, 2007 in Book 0607, Page 9070, as Document No. 703979.

1119 Kingston Lane, Gardnerville, NV 89460
APN 1220-17-615-015

Lot 28 as set forth on the Final Subdivision Map for Rain Shadow Ranch Phase 1, PD 04-002, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 28, 2007 in Book 0607, Page 9070, as Document No. 703979.

1123 Kingston Lane, Gardnerville, NV 89460
APN 1220-17-615-016