

DOC # 818445
02/19/2013 09:03AM Deputy: AR
OFFICIAL RECORD
Requested By:
DRI Title & Escrow
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 8 Fee: \$21.00
BK-213 PG-4593 RPTT: 0.00



APN # 1420-34-110-003

Recording Requested By:

Name: STATE FARM BANK, FSB
NMLS COMPANY ID 139716
Address: ONE STATE FARM PLAZA
City/State/Zip: BLOOMINGTON, IL 61710

When Recorded Mail To:

Name: DRI TITLE & ESCROW
Address: 13057 W CENTER ROAD STE#1
City/State/Zip: OMAHA, NE 68144

Mail Tax Statement To:

Name: Jo Ann Wainwright; Ronald J Sampson; The Jo Ann Wainwright Revocable Trust Dated February 13, 2008; and the Ronald J Sampson Revocable Trust Dated January 23, 2008
Address: 1412 Sanden Lane
City/State/Zip: Minden, NV 89423-9071

MODIFICATION OF DEED OF TRUST

(Title of Document)

Please complete Affirmation Statement Below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

(State specific law)

Signature

DRI AGENT

Title

Kim Braddock

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4

This cover page must be typed or printed in black ink. (Additional recording fee applies)



The undersigned hereby affirms that this document submitted for recording does not contain any personal information.

Assessor Parcel No(s): 1420-34-110-003

RECORDATION REQUESTED BY:

State Farm Bank, F.S.B.; NMLS Company ID 139716; One State Farm Plaza; Bloomington, IL 61710

WHEN RECORDED MAIL TO:

State Farm Bank, F.S.B., P O Box 5961, Madison, WI 57305-0961

SEND TAX NOTICES TO:

JO ANN WAINWRIGHT; RONALD J SAMPSON; THE JO ANN WAINWRIGHT REVOCABLE TRUST DATED FEBRUARY 13, 2008; and THE RONALD J. SAMPSON REVOCABLE TRUST DATED JANUARY 23, 2008; 1412 SANDEN LN; MINDEN, NV 89423-9071

Originator's NMLS ID:

Origination Co.'s NMLS ID:

FOR RECORDER'S USE ONLY

DR1 7699727059168

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated February 6, 2013, is made and executed between JO ANN WAINWRIGHT, not personally but as Trustee on behalf of THE JO ANN WAINWRIGHT REVOCABLE TRUST DATED FEBRUARY 13, 2008; and RONALD J SAMPSON, not personally but as Trustee on behalf of THE RONALD J. SAMPSON REVOCABLE TRUST DATED JANUARY 23, 2008; and JO ANN WAINWRIGHT, a Single Person; RONALD J SAMPSON, a Single Person ("Grantor") and State Farm Bank, F.S.B., whose address is NMLS Company ID 139716, One State Farm Plaza, Bloomington, IL 61710 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated March 8, 2006 (the "Deed of Trust") which has been recorded in DOUGLAS County, State of Nevada, as follows:

RECORDED IN THE AMOUNT OF \$99,900.00 ON 03-29-2006, AS DOCUMENT NUMBER 0671130 IN THE DOUGLAS COUNTY RECORDS.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in DOUGLAS County, State of Nevada:

REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,



**MODIFICATION OF DEED OF TRUST
(Continued)**

DESCRIBED AS FOLLOWS:

LOT 3, BLOCK A, AS SET FORTH ON THE MAP OF MOUNTAIN VIEW ESTATES UNIT, NO. 4, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 13, 1990, IN BOOK 490, PAGE 1894, AS DOCUMENT NO. 223927, OFFICIAL RECORDS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

This legal description was prepared by: KAREN MNCHER, LOAN REPRESENTATIVE, PO Box 419001, St. Louis, MO 63141.

The Real Property or its address is commonly known as 1412 SANDEN LN, MINDEN, NV 89423-9071. The Real Property tax identification number is 1420-34-110-003.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

DECREASING CREDIT LIMIT FROM \$99,900.00 TO \$54,000.00, UPDATING THE VESTING FROM JOANN WAINWRIGHT A/K/A JOANNE WAINWRIGHT, A SINGLE PERSON AND RONALD J SAMPSON, A SINGLE PERSON, TO JO ANN WAINWRIGHT, not personally but as Trustee on behalf of THE JO ANN WAINWRIGHT REVOCABLE TRUST DATED FEBRUARY 13, 2008; and RONALD J SAMPSON, not personally but as Trustee on behalf of THE RONALD J. SAMPSON REVOCABLE TRUST DATED JANUARY 23, 2008; and JO ANN WAINWRIGHT, a Single Person; RONALD J SAMPSON, a Single Person, AND EXTENDING THE MATURITY DATE TO 03-31-2038. .

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

ADDITIONAL EVENT OF DEFAULT/ACCELERATION. We can terminate your Credit Line Account and require you to pay us the entire outstanding balance in one payment, and charge you certain fees, if the property is not owner occupied as your primary residence.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED FEBRUARY 6, 2013.



**MODIFICATION OF DEED OF TRUST
(Continued)**

GRANTOR:

X *Jo Ann Wainwright*
JO ANN WAINWRIGHT, Individually

X *Ronald J. Sampson*
RONALD J SAMPSON, Individually

**THE JO ANN WAINWRIGHT REVOCABLE TRUST DATED
FEBRUARY 13, 2008**

By: *Jo Ann Wainwright*
JO ANN WAINWRIGHT, Trustee of THE JO ANN
WAINWRIGHT REVOCABLE TRUST DATED FEBRUARY
13, 2008

**THE RONALD J. SAMPSON REVOCABLE TRUST DATED
JANUARY 23, 2008**

By: *Ronald J. Sampson*
RONALD J SAMPSON, Trustee of THE RONALD J.
SAMPSON REVOCABLE TRUST DATED JANUARY 23,
2008

LENDER:

STATE FARM BANK, F.S.B.

X *Steven W. Hahn*
Authorized Officer
STEVEN W. HAHN
HOME EQUITY MANAGER



**MODIFICATION OF DEED OF TRUST
(Continued)**

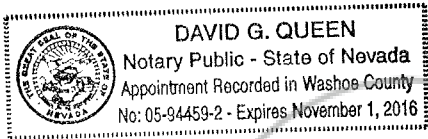
INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEVADA)

) SS

COUNTY OF WASHOE)

This instrument was acknowledged before me on 2/7/13 by **JO ANN WAINWRIGHT and RONALD J SAMPSON.**



David G. Queen

(Signature of notarial officer)

Notary Public in and for State of NV

(Seal, if any)



**MODIFICATION OF DEED OF TRUST
(Continued)**

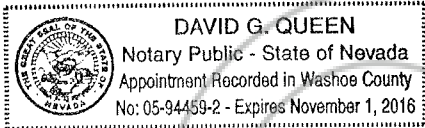
TRUST ACKNOWLEDGMENT

STATE OF NEVADA

)
) SS

COUNTY OF WASHOE

This instrument was acknowledged before me on 2/7/13 by **JO ANN WAINWRIGHT, Trustee of THE JO ANN WAINWRIGHT REVOCABLE TRUST DATED FEBRUARY 13, 2008**, as designated trustee of **THE JO ANN WAINWRIGHT REVOCABLE TRUST DATED FEBRUARY 13, 2008**.



David G. Queen

(Signature of notarial officer)

Notary Public in and for State of NV

(Seal, if any)

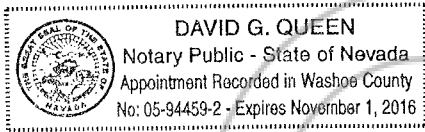


**MODIFICATION OF DEED OF TRUST
(Continued)**

TRUST ACKNOWLEDGMENT

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on 2/7/13 by **RONALD J SAMPSON, Trustee of THE RONALD J. SAMPSON REVOCABLE TRUST DATED JANUARY 23, 2008**, as designated trustee of **THE RONALD J. SAMPSON REVOCABLE TRUST DATED JANUARY 23, 2008**.



David G. Queen
(Signature of notarial officer)

Notary Public in and for State of NV

(Seal, if any)



**MODIFICATION OF DEED OF TRUST
(Continued)**

LENDER ACKNOWLEDGMENT

STATE OF Missouri)

)

) SS

COUNTY OF St. Louis)

)

This instrument was acknowledged before me on February 13, 2013 by Steven W. Hahn, Home Equity Manager of State Farm Bank, F.S.B., as designated agent of State Farm Bank, F.S.B..

(Signature of notarial officer)

JENNIFER DALLER
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: March 22, 2015
Commission Number: 11026816

(Seal, if any)

Notary Public in and for State of MO