

A. P. No. 1320-30-511-001, 002, 019, 020,
021, 026, 027, 028, 029, 030, 031,
032, 033, 038, 039, 040, 041

DOUGLAS COUNTY, NV **2017-895135**
Rec:\$19.00
\$19.00 Pgs=6 **02/24/2017 02:01 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

When recorded mail to:
Ross Chichester
PO BOX 886
Minden, NV 89423

**THIS DOCUMENT IS BEING SIGNED IN COUNTERPART AND SHALL BE
DEEMED AS ONE ORIGINAL**

MODIFICATION AGREEMENT

THIS AGREEMENT, made this 14th day of February, 2017, by and between, ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST, Dated January 21, 1993, C & F LAND AND CATTLE, LLC, a Nevada Limited Liability Company, and MARK NEDDENRIEP and JONEL NEDDENRIEP, Trustees of the MARK NEDDENRIEP AND JONEL NEDDENRIEP TRUST dated November 20, 2007, First Party and, between LA COSTA MINDEN, LLC, a Nevada Limited Liability Company, by and through its Manager, Syncon Homes, a Nevada corporation, by and through its President, Leo A. Hanly, Second Party

WITNESSETH:

WHEREAS, the Second Party is the owner of that certain real property described in the Deed of Trust dated June 4, 2015, executed by between LA COSTA MINDEN, LLC, a Nevada Limited Liability Company, by and through its Manager, Syncon Homes, a Nevada corporation, by and through its President, Leo A. Hanly, as Trustor to TICOR TITLE COMPANY, a Nevada Corporation, as original Trustee, ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST, Dated January 21, 1993, C & F LAND AND CATTLE, LLC, a Nevada Limited Liability Company, and MARK NEDDENRIEP and JONEL NEDDENRIEP, Trustees of the MARK NEDDENRIEP AND JONEL NEDDENRIEP TRUST dated November 20, 2007, as Beneficiary; which Deed of Trust was recorded April 8, 2016, as Document No. 2016-879120, Official Records of Douglas County, Nevada; which Deed of Trust was given as security for three Promissory Notes each dated April 6, 2016, in the total sum of \$1,000,000.00, executed by between LA COSTA MINDEN, LLC, a Nevada Limited Liability Company, in favor of ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST, Dated January 21, 1993, C & F LAND AND CATTLE, LLC, a Nevada Limited Liability Company, and MARK NEDDENRIEP and JONEL NEDDENRIEP, Trustees of the MARK NEDDENRIEP AND JONEL NEDDENRIEP TRUST dated November 20, 2007; and

WHEREAS, the Second Party is desirous of modifying the terms of said Note and the First Party is willing to modify the terms of said Note;

NOW THEREFORE, in consideration of the promises and agreements hereinafter contained to be performed by the Second Party, the parties do hereby agree as follows:

Original Note secured to:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lots 1 and 2 in Block A, Lots 26 through 28 in Block E, inclusive, Lots 33 through 40 in Block F, inclusive, Lot 43 in Block G, Lots 64, 68, 69, 70 and 71 in Block J as set forth on Final Subdivision Map Planned Unit Development PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 25, 2005 in Book 0405, at Page 9815, as Document No. 642625, of Official Records.

shall be modified as follows:

The First Party shall release Lots 26 and 28 in Block E without the \$80,000.00 obligation secured by each lot being paid off. In exchange Second Party agrees to encumber Lot 40 in Block F with \$160,000.00 in addition to the present \$80,000.00 encumbrance.

The parties involved do hereby accept said Modification Agreement on its terms.

FURTHER, it is agreed by and between the parties that this Agreement is hereby incorporated into the said Promissory Notes and Deed of Trust and made a part thereof; and that all other terms, conditions, provisions, and obligations of said Promissory Note and Deed of Trust not hereby modified are ratified and confirmed by the parties.

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First Party:

ROSS JEFFREY CHICHESTER TRUST

By: _____
ROSS JEFFREY CHICHESTER, TRUSTEE

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 20____,
by ROSS JEFFREY CHICHESTER.

Notary Public

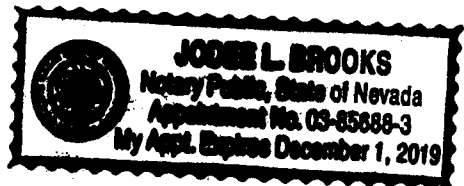
C & F LAND AND CATTLE, LLC,
a Nevada Limited Liability Company

By: _____
MANAGER *JAMES CUNNINGHAM*

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)
Carson

This instrument was acknowledged before me on February 14, 2017,
by James Cunningham

Joe L. Brooks
Notary Public



ROSS JEFFREY CHICHESTER TRUST

By: Ross Jeffrey Chichester Trust
ROSS JEFFREY CHICHESTER, TRUSTEE

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 16th February, 2017
by ROSS JEFFREY CHICHESTER.

Kimberly Crinella
Notary Public



My Commission Expires
November 20, 2020

C & F LAND AND CATTLE, LLC,
a Nevada Limited Liability Company

By: _____
MANAGER

Doc. Date: <u>2/16/2017</u>	# Pages: <u>4</u>
Notary Name: <u>Kimberly Crinella</u> <u>1st</u> Circuit	
Doc. Description: <u>Modification Agreement</u>	
<u>Kimberly Crinella</u> Notary Signature	<u>2/16/17</u> Date

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 20____,
by _____.

Notary Public

MARK AND JONEL NEDDENRIEP TRUST

By: _____
MARK NEDDENRIEP, TRUSTEE

By: _____
JONEL NEDDENRIEP, TRUSTEE

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 20____,
by MARK NEDDENRIEP and JONEL NEDDENRIEP.

Notary Public

Second Party:

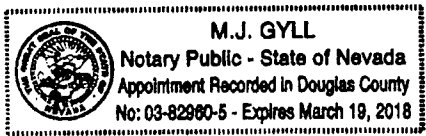
LA COSTA MINDEN, LLC.
a Nevada Limited Liability Company

By: Andrew W. Mitchell
ANDREW W. MITCHELL

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on February 14, 2017,
by between, ANDREW W MITCHELL

M. J. Gyll
Notary Public



MARK AND JONEL NEDDENRIEP TRUST

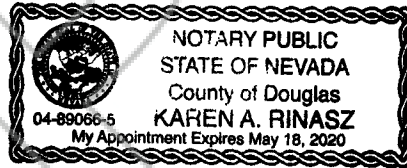
By: *Mark Neddenriep*
MARK NEDDENRIEP, TRUSTEE

By: *Jonel Neddenriep*
JONEL NEDDENRIEP, TRUSTEE

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on February 15, 2017,
by MARK NEDDENRIEP and JONEL NEDDENRIEP.

Karen A. Rinasz
Notary Public



Second Party:

LA COSTA MINDEN, LLC,
a Nevada Limited Liability Company

By: _____

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 20____,
by between.

Notary Public