

DOUGLAS COUNTY, NV **2019-933049**
Rec:\$35.00
\$35.00 Pgs=4 **08/05/2019 10:57 AM**
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
Wells Fargo Home Mortgage
X3802-020
8480 Stagecoach Cir
Frederick, MD 21701-4747

Assessor's Parcel Number: 1121-05-511-007

MIN # 100336300000988391 SIS-888-679-6377

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

NNTC - 1100986

MODIFICATION AND SUPPLEMENT TO DEED OF TRUST

THIS AGREEMENT, made this April 5 of 2019 by and between Mitchell D. Powell and Angela L. Powell, Trustees of the Powell Family Trust Initially Established November 24th, 2003, hereinafter called Trustor, NORTHERN NEVADA TITLE CO., hereinafter called Trustee, and Mortgage Electronic Registration Systems, Inc. ("MERS INC."), as Beneficiary,

THAT WHEREAS, on the 20 day of November, 2013 Trustor did make, execute and deliver to Trustee that certain Deed of Trust recorded on **November 25, 2013** as **Instrument No. 834574** in the office of the County Recorder of **Douglas County, State of Nevada,** securing a promissory note dated **November 20, 2013,** for **One Hundred Fifty-Six Thousand And 00/100 (\$156,000.00) plus interest** in favor of MERS INC, acting solely as a nominee for Lender and Lender's successors and assigns, as Beneficiary and covering the following described property:

A Leasehold Interest in and to the following:

Leasehold estate as created by that certain lease dated October 8, 1997, made between Leon Mark Kizer, as Lessor, and PTP, Inc., as Lessee, for the term and upon the terms and conditions contained in said lease recorded October 13, 1997, in Book 1097, Page 2349, as Document No. 423882 in the following:

Lot 39, as set forth on Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 2, filed for record in the office of the Douglas County Recorder on July 7, 2000, in Book 0700, Page 972, as Document No. 512460.

Which currently has the address of 114 Walker Street, Gardnerville, Nevada 89410.

AND WHEREAS, after the date of recording of said deed of trust, the Trustor's interest in the property was modified to a fee simple interest.

AND WHEREAS, the parties hereto desire to modify and supplement said deed of trust to reflect the Trustor's fee simple interest in the property.

NOW THEREFORE, for value received the parties hereto do hereby modify and supplement said deed of trust to provide that the legal description therein shall read as follows:

A Fee Simple Interest in and to the following:

Lot 39, as set forth on the Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 2, filed in the office of the Douglas County Recorder on April 17, 2001, in Book 0401, Page 4191, File No. 512460; subject to that certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No. 0423883;

EXCLUDING any and all water rights, including, but not limited to: applications and permits to appropriate any of the public waters; certificates of appropriation; adjudicated or unadjudicated water rights; applications or permits to change the place of diversion, manner of use or place of use of water; and, federal reserved water rights.

Trustor does hereby grant and convey the last above described real property to Trustee under said deed of trust together with power of sale and subject to each and all of the terms and conditions of said deed of trust, including this modification and supplement thereto.

IT IS FURTHER AGREED, by and between the parties hereto that Trustor, Beneficiary and Trustee consent to the transfer of interest from a Leasehold Interest to a Fee Simple Interest.

IT IS FURTHER AGREED, by and between the parties hereto that in all other respects not inconsistent herewith the terms of said deed of trust which is incorporated herein by reference thereto shall remain in full force and effect and be binding hereon. Said deed of trust modified and supplemented shall constitute one deed of trust.

Trustee is hereby authorized and directed to endorse a memorandum hereof upon said deed of trust and promissory note.

This agreement shall insure to and bind the heirs, devisees, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date set opposite their names.

Mitchell D. Powell 7/30/2019
Mitchell D. Powell, Trustee of the Powell Family Trust Established 11/24/2003

Angela L. Powell 7-30-19
Angela L. Powell, Trustee of the Powell Family Trust Established 11/24/2003
Mortgage Electronic Registration Systems, Inc. (MERS INC)

Laura E. Valentine April 5, 2019
Laura E. Valentine, Vice-President

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

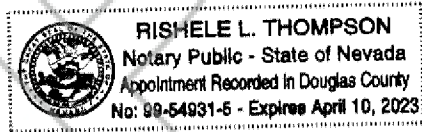
STATE OF Nevada)
COUNT OF Douglas)

On 7/30/19 before me, Mitchell D. Powell, Co-Trustee of the Powell Family Trust Initially Established November 24th, 2003, personally appeared, the Trustor, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of NV that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

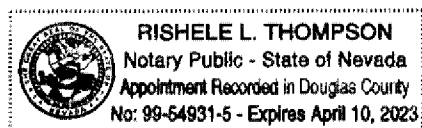
STATE OF Nevada)
COUNT OF Douglas)

On 7/30/19 before me, Angela L. Powell, Co-Trustee of the Powell Family Trust Initially Established November 24th, 2003, personally appeared, the Trustor, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of NV that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF Maryland)
COUNTY OF Fredenick)

On April 5, 2019 before me, Laura E. Valentine personally appeared, on behalf of the Beneficiary, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Celeste Araneta-Basour (Seal)

