

DOUGLAS COUNTY, NV **2019-939691**  
Rec:\$35.00  
\$35.00 Pgs=5 12/16/2019 03:21 PM  
TICOR TITLE - RENO (MAIN)  
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Kevin P. Nelson  
TIFFANY & BOSCO, P.A.  
2525 E. Camelback Rd., Ste. 700  
Phoenix, AZ 85016

Assessor's Parcel Number: 1121-05-512-030

1100986 - L1

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

MODIFICATION AND SUPPLEMENT TO DEED OF TRUST

THIS AGREEMENT, made this 24<sup>th</sup> day of OCT. 2019 by and between John R. Castaneda, A Single Man And Rachel A. Lencioni, A Single Woman, hereinafter called Trustor or Borrower, Northern Nevada Title Company, hereinafter called Trustee, and PennyMac Loan Services, LLC, hereinafter called Beneficiary,

THAT WHEREAS, on the 5<sup>th</sup> day of June, 2012 Trustor did make, execute and deliver to Trustee that certain Deed of Trust recorded on June 8, 2012 as Instrument No. 0803663 in the office of the County Recorder of Douglas County, State of Nevada, securing a promissory note dated June 5, 2012, for Eighty Four Thousand Six Hundred Sixty And No/100 (U.S. \$84,660.00) plus interest in favor of Summit Funding, Inc. as lender and Mortgage Electronic Registration Systems, Inc., as nominee for Summit Funding, Inc. Its Successors and Assigns as beneficiary and covering the following described property:

The Leasehold Estate created by the sublease executed by OCEAN DUNE LLC, A NEVADA LIMITED LIABILITY COMPANY, as Lessor, to Michael R. Turner and Janet L. Turner, husband and wife as joint tenants, as Lessee, dated April 17, 2003, recorded April 18, 2003 in book 0403, at Page 8930, as Document No. 574023, and by Assignment of Lessee's Interest in Sublease from Janet L. Truner, a married woman, as Assignor to Michael R. Turner, a married man as his sole and separate property, Assignee, recorded December 17, 2003 in Book 1203, Page 7339, as Document No. 599735, and by Assignment of Lessee's Interest in Sublease from Michael R. Turner, a married man as his sole and separate property, Assignor to Michael R. Turner and Janet L. Turner, husband and wife as joint tenants, Assignee, recorded September 18, 2006 in Book 0906, Page 5704, as Document No. 684651, the following described premises to wit:

Lot 73 as set forth on Amended Record of Survey of PINEVIEW DEVELOPMENT, UNIT NO. 3, being filed for record with the Douglas County Recorder on September 10, 2002, in Book 0902, Page 2510, as Document No. 551762.

AND WHEREAS, after the date of recording of said deed of trust, Mortgage Electronic Registration Systems, Inc., as nominee for Summit Funding, Inc. Its Successors and Assigns assigned its rights as beneficiary to PennyMac Loan Services, LLC by an Assignment of Deed of Trust recorded on January 8, 2018 as Instrument No. 2018-908876 in the office of the County Recorder of Douglas County, State of Nevada.

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:

**Lot 73, as set forth on the Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 3, filed for record in the office of the Douglas County Recorder on September 10, 2002, in Book 0902, Page 2510, File No. 551762; 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, Document No. 04223883;**

**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 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 inure 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.

Owner:  Date 9/6/19  
JOHN R. CASTANEDA

Owner:  Date 9/6/19  
RACHEL A. LENCIONI

PennyMac Loan Services, LLC

[Handwritten Signature]

Beneficiary Signature

Michael Drawdy

Beneficiary Printed Name:

10/24/19

Date

**Michael Drawdy**  
**Senior Vice President**

Beneficiary Title

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

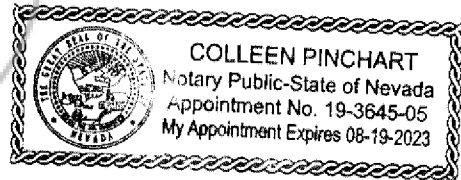
STATE OF Nevada )  
COUNTY OF Douglas )

On 9-6-19 before me, Colleen Pinchart, personally appeared **John R. Castaneda**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Colleen Pinchart (Seal)



CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

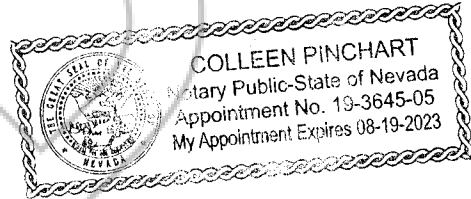
STATE OF Nevada )  
COUNTY OF Douglas )

On 9-6-19 before me, Colleen Pinchart, personally appeared **Rachel A. Lencioni**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Colleen Pinchart Seal



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Ventura

On Oct. 24, 2019, before me, Frank Michael Hoff, Notary Public  
(insert name and title of the officer)

personally appeared Michael Drawdy,  
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 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 the 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 California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)

