

DOUGLAS COUNTY, NV **2020-941457**
Rec:\$40.00
\$40.00 Pgs=5 01/28/2020 02:20 PM
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
TIFFANY & BOSCO
ATTN: KEVIN NELSON
2525 EAST CAMELBACK ROAD
PHOENIX, AZ 85016
Assessor's Parcel Number: 1121-05-513-013

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

MODIFICATION AND SUPPLEMENT TO DEED OF TRUST

THIS AGREEMENT, made this 14th day of JAN 2020 by and between Wayne M. Sharrar and Sharon L. Sharrar, Husband and Wife, hereinafter called Trustor or Borrower, Northern Nevada Title Company, hereinafter called Trustee, and PennyMac Loan Services, LLC, hereinafter called Beneficiary,

THAT WHEREAS, on the 25th day of October, 2012 Trustor did make, execute and deliver to Trustee that certain Deed of Trust recorded on **October 30, 2012** as **Instrument No. 811866** in the office of the County Recorder of **Douglas County, State of Nevada**, securing a promissory note dated **October 25, 2012**, for **Ninety Thousand Seven Hundred Eighty And No/100 (U.S. \$90,780.00)** 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:

Lot 118 as set forth on Record of Survey of PINEVIEW DEVELOPMENT, UNIT 4 being filed for record in the office of the Douglas County Recorder on August 28, 2002 in Book 0802, Page 9714, as Document No. 550737 as set forth on Amended Record of Survey of PINEVIEW DEVELOPMENT, UNIT 4 recorded December 23, 2002, in Book 1202, Page 10400, as Document No. 561783, Official Records.

24 Conner Way, Gardnerville, NV 89410

APN: 1121-05-513-013

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. 2018-908878** 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 118 as set forth on Record of Survey of PINEVIEW DEVELOPMENT, UNIT 4 being filed for record in the office of the Douglas County Recorder on August 28, 2002 in Book 0802, Page 9714, as Document No. 550737 as set forth on Amended Record of Survey of PINEVIEW DEVELOPMENT, UNIT 4 recorded December 23, 2002, in Book 1202, Page 10400, as Document No. 561783, Official Records; 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. 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.

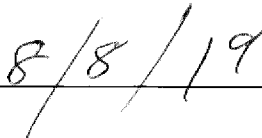
This agreement shall inure to and bind the heirs, devisees, successors and assigns of the parties hereto.

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

Owner:



WAYNE M. SHARRAR

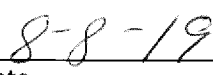


Date

Owner:



SHARON L. SHARRAR



Date

PennyMac Loan Services, LLC



Beneficiary Signature
Michael Drawdy

Beneficiary Printed Name:

1/14/20
Date

Michael Drawdy
Senior Vice President

Beneficiary Title

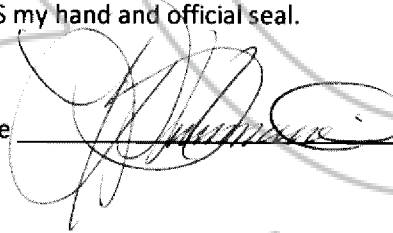
CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

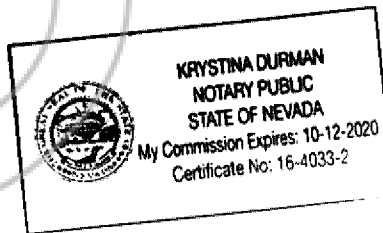
STATE OF Nevada)
COUNT OF Douglas)

On Aug. 8, 2019 before me, Krystina Durman, personally appeared **Wayne M. Sharrar**, 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  (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

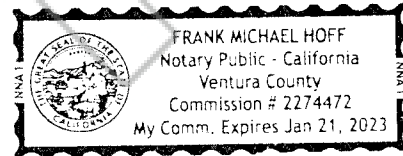
On JAN. 14, 2020 before me, Frank Michael Hoff, Notary Public
(insert name and title of the officer)

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)



CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

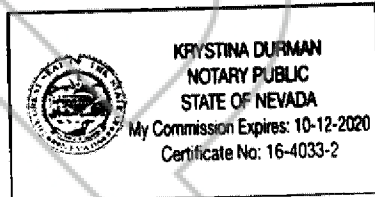
STATE OF Nevada)
COUNT OF Douglas)

On Aug. 8, 2019 before me Krystina Durman, personally appeared **Sharon L. Sharrar**, 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  (Seal)



CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF _____)
COUNT OF _____)

On _____ before me, _____, personally appeared _____, the _____ of **PennyMac Loan Services, LLC**, 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 _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

See Attached