

DOUGLAS COUNTY, NV

2020-948278

Rec:\$40.00

\$40.00

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06/26/2020 03:33 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

Recording Requested by
U.S. Bank National Association,
d/b/a Housing Capital Company

And when recorded return to:
U.S. Bank National Association,
d/b/a Housing Capital Company
1825 South Grant Street, Suite 630
San Mateo, CA 94402
Attention: Loan Administration Manager
Loan No. 2668

Document Signed in Counterpart

APN: 1318-23-301-001

**MEMORANDUM OF
MODIFICATION TO DEED OF TRUST
AND LOAN DOCUMENTS**

The undersigned declare that they have entered into a modification agreement (the "Modification Agreement") dated of even date herewith, wherein provision is made for (a) amendment to the certain Building Loan Agreement ("Loan Agreement") dated May 11, 2018, evidence by a promissory note in the amount of ELEVEN MILLION ONE HUNDRED SIXTY-THREE THOUSAND TWO HUNDRED TWENTY-NINE AND NO/100THS DOLLARS (\$11,163,229.00) secured by that certain deed of trust dated May 11, 2018 and executed by TAHOENOW VENTURES, LLC, a Nevada limited liability company, as Trustor, to SIGNATURE TITLE COMPANY, as Trustee, in favor of U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY, as Beneficiary, which was recorded on June 8, 2018 as Instrument or Document No. 2018-915254, in the Official Records of Douglas County, Nevada, and/or (b) amendment of certain obligations secured by that deed of trust. This instrument is a memorandum of the Modification Agreement, and the same is incorporated herein by this reference with the same effect and as though set forth herein in its entirety. The Deed of Trust is hereby amended to substitute Exhibit A attached thereto with the Exhibit A shown herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Dated: June 8, 2020

“Beneficiary” / “Lender”

U.S. BANK NATIONAL ASSOCIATION,
d/b/a HOUSING CAPITAL COMPANY

By: Rhonda Harold
Its: Vice President

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 Fresno

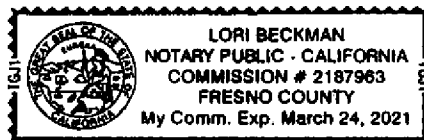
On June 18, 2020, before me, Lori Beckman, a Notary Public, personally appeared Rhonda Harold, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 Lori Beckman

[SEAL]



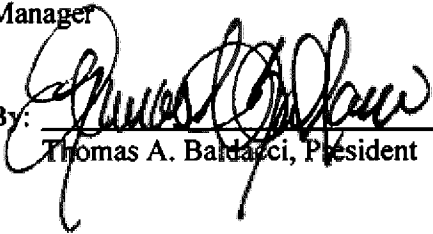
June 8, 2020

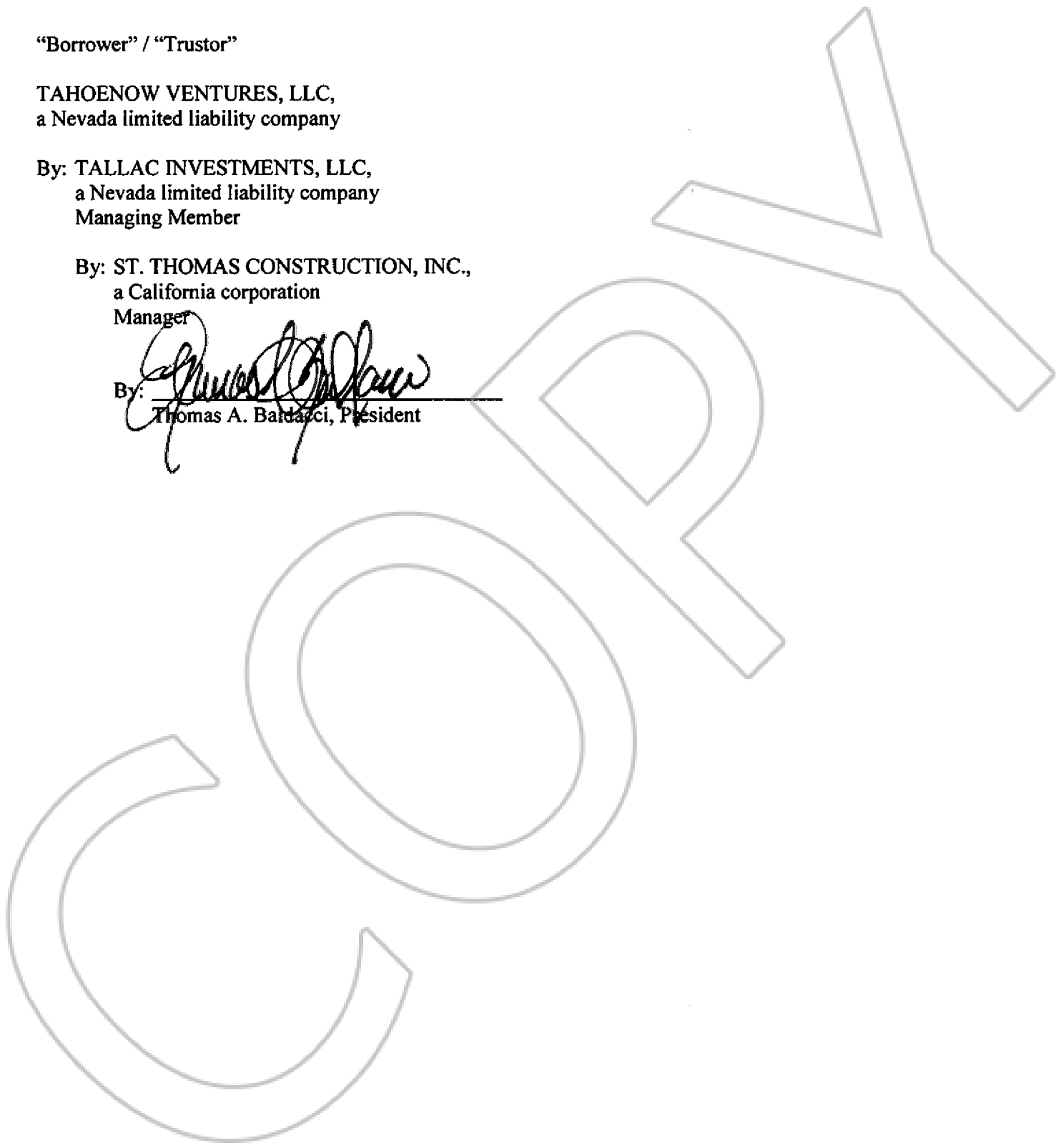
“Borrower” / “Trustor”

TAHOENOW VENTURES, LLC,
a Nevada limited liability company

By: TALLAC INVESTMENTS, LLC,
a Nevada limited liability company
Managing Member

By: ST. THOMAS CONSTRUCTION, INC.,
a California corporation
Manager

By: 
Thomas A. Balzarci, President



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 Contra Costa

On June 16, 2020, before me, N. Ackerman, a Notary Public, personally appeared Thomas A. Baldacci, 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 N. Ackerman

[SEAL]

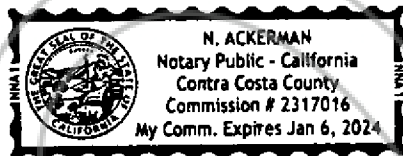


EXHIBIT A

**“EXHIBIT A TO THE DEED OF TRUST”
(Description of Property)**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lots 1 – 23 and 28 – 44 inclusive as set forth on the official map of the Final Map for Sierra Colina, filed for record on August 7, 2018, as Document No. 2018-917763 and Lot A Common Area.

