

A. P. No. 1320-20-000-016, 017, 018;  
 1320-21-000-014, 015, 016;  
 1320-28-000-023, 024, 025, 026, 029;  
 1320-29-501-002  
 1320-29-601-003

When recorded mail to:

Ticor Title  
 1483 Hwy 395, #B  
 Gardnerville, NV 89410

**THIS DOCUMENT IS BEING RECORDED  
 AS AN ACCOMMODATION ONLY. NO  
 LIABILITY IS ASSUMED HEREBY.**

### MODIFICATION AGREEMENT

THIS AGREEMENT, made this 21 day of July, 2021, by and between, ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993; ROSS J. CHICHESTER, Trustee of the SARAH CHICHESTER TRUST, Dated January 25, 1985; ANGELO PECORILLA, Trustee of THE ANGELO PECORILLA TRUST dated December 1, 2004; C & F LAND AND CATTLE, LLC, a Nevada Limited Liability Company; DONNA BROWDER; MAINSTAR TRUST, Custodian FBO Gregory V. Holst, SEP-IRA #S2150482; D. GERALD BING, JR. TRUST, as amended and restated; WACHTEL ATTITUDE TRUST; GUILFOYLE FAMILY TRUST-CREDIT TRUST, and; GEORGETTE MADDOX 1988 LIVING TRUST AGREEMENT, as amended, or order, First Party and, PARK RANCH HOLDINGS, LLC, a Nevada Limited Liability Company, Second Party

WITNESSETH:

WHEREAS, the Second Party is the owner of that certain real property described in the Deed of Trust dated July 20, 2017, executed by PARK RANCH HOLDINGS, LLC, a Nevada Limited Liability Company as Trustor to NORTHERN NEVADA TITLE COMPANY, a Nevada corporation,, as original Trustees, and ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993; ROSS J. CHICHESTER, Trustee of the SARAH CHICHESTER TRUST, Dated January 25, 1985; ANGELO PECORILLA, Trustee of THE ANGELO PECORILLA TRUST dated December 1, 2004; C & F LAND AND CATTLE, LLC, a Nevada Limited Liability Company; DONNA BROWDER; MAINSTAR TRUST, Custodian FBO Gregory V. Holst, SEP-IRA #S2150482; D. GERALD BING, JR. TRUST, as amended and restated; WACHTEL ATTITUDE TRUST; GUILFOYLE FAMILY TRUST-CREDIT TRUST, and; GEORGETTE MADDOX 1988 LIVING TRUST AGREEMENT, as amended, as Beneficiaries; which Deed of Trust was recorded July 27, 2017, as Document No. 2017-901914, Official Records of Douglas County, Nevada; which Deed of Trust was given as security for Promissory Note dated July 20, 2017, in the sum of \$3,000,000.00, executed by and between PARK RANCH HOLDINGS, LLC, a Nevada Limited Liability Company, in favor of ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993; ROSS J. CHICHESTER, Trustee of the SARAH CHICHESTER TRUST, Dated January 25, 1985; ANGELO PECORILLA, Trustee of THE ANGELO PECORILLA TRUST dated December 1, 2004; C & F LAND AND CATTLE, LLC, a Nevada Limited Liability Company; DONNA BROWDER; MAINSTAR TRUST, Custodian FBO Gregory V. Holst, SEP-IRA #S2150482; D. GERALD BING, JR. TRUST, as amended and

restated; WACHTEL ATTITUDE TRUST; GUILFOYLE FAMILY TRUST-CREDIT TRUST, and; GEORGETTE MADDOX 1988 LIVING TRUST AGREEMENT, as amended; 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:

Parcel 15 through 27, inclusive, as shown on the Division of Land into Large Parcels, LDA 07-035, for Edgewood Companies, filed in the office of the County Recorder of Douglas County, State of Nevada on June 15, 2009, in Book 609, Page 4186, as Document No. 754140, Official Records as shown on Final Parcel Map LDA 12-005 for Joseph Schneider, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 6, 2013 in Book 513 at Page 1060 as Document No. 823009, of Official Records.

INCLUDING all surface and subsurface water rights appurtenant to said property.

shall be modified as follows:

The Promissory Note presently has a due date of July 25, 2021. The parties agree that the Note shall be extended and the new due date shall be July 25, 2022.

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 Note 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.

**First Party:**

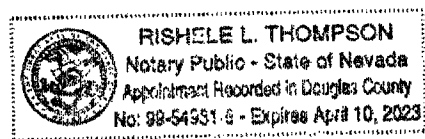
ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993

By: *Ross Jeffrey Chichester*  
Ross Jeffrey Chichester, Trustee

STATE OF NEVADA            )  
  ) ss  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on 8/16, 2021, by Ross Jeffrey Chichester.

\_\_\_\_\_  
Notary Public



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SARAH CHICHESTER TRUST, Dated January 25, 1985

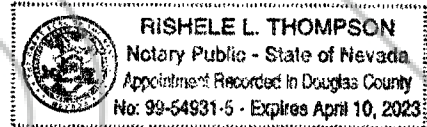
By: Ross Chichester Trustee  
Ross Chichester, Trustee

STATE OF NEVADA            )  
  ) ss  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on 8/11/21, 2021, by Ross Jeffrey Chichester.

\_\_\_\_\_  
Notary Public

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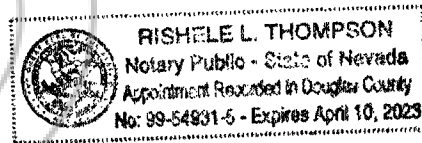
THE ANGELO PECORILLA TRUST dated December 1, 2004

By: Angelo Pecorilla Trustee  
Angelo Pecorilla, Trustee

STATE OF NEVADA            )  
  ) ss  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on 8/11/21, 2021, by Angelo Pecorilla

\_\_\_\_\_  
Notary Public



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MAINSTAR TRUST Mainstar Trust

By: Beckie L. Wells  
BECKIE L. WELLS, Custodian

STATE OF Kansas )  
 ) ss  
COUNTY OF Pottawatomie

This instrument was acknowledged before me on July 23, 2021, by Beckie L. Wells.

Jo Lynn Barnes  
Notary Public



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D. GERALD BING, JR. TRUST

By: **SIGNED IN COUNTERPART**  
D. Gerald Bing, Jr., Trustee

STATE OF NEVADA )  
 ) ss  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_, by D. Gerald Bing, Jr..

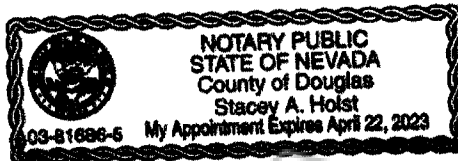
\_\_\_\_\_  
Notary Public

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WACHTEL ATTITUDE TRUST

By: Emil J. Wachtel  
Emil J. Wachtel, Trustee



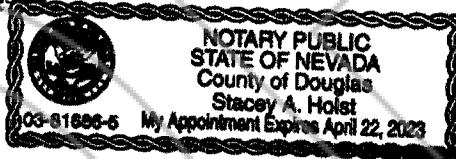
STATE OF NEVADA )  
 ) SS  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on August 4, 2021, by  
Emil J. Wachtel  
Stacey A. Holst  
Notary Public

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GUILFOYLE FAMILY TRUST-CREDIT TRUST

By: Peter S. Guilfoyle  
Peter S. Guilfoyle, Trustee



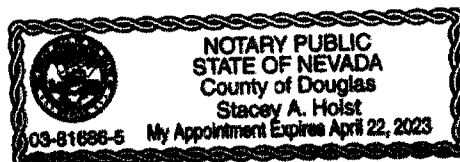
STATE OF NEVADA )  
 ) SS  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on July 23, 2021, by  
Peter S. Guilfoyle  
Stacey A. Holst  
Notary Public

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GEORGETTE MADDOX 1988 LIVING TRUST AGREEMENT

By: Georgette Maddox, Trustee



STATE OF NEVADA )  
 ) SS  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on July 23, 2021, by  
Georgette Maddox  
Stacey A. Holst  
Notary Public

**Second Party:**


PARK RANCH HOLDINGS, LLC

By: *David Park*  
David Park, Manager

STATE OF NEVADA            )  
  ) ss:  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on 8/25, 2021, by David Park.

\_\_\_\_\_  
Notary Public

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-54931-5 - Expires April 10, 2023

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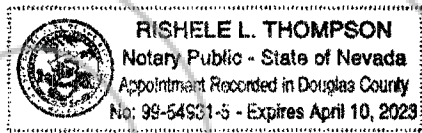
C & F LAND AND CATTLE, LLC, a Nevada Limited Liability Company

By: [Signature]  
James Cunningham, Managing Member

STATE OF NEVADA            )  
  ) ss  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on 8/18, 2021, by James Cunningham

[Signature]  
Notary Public



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[Signature]  
Donna Browder

STATE OF NEVADA            )  
  ) ss  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on 8/25, 2021, by Donna Browder.

[Signature]  
Notary Public

