

A. P. No. 1219-10-002-061

DOUGLAS COUNTY, NV **2022-988248**
Rec:\$40.00
\$40.00 Pgs=3 **08/09/2022 09:05 AM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

When recorded mail to:

Mike Pegram
1674 US Hwy 394 N
Minden, NV 8942347

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

MODIFICATION AGREEMENT

THIS AGREEMENT, made this 26 day of July, 20 22, by and between, MICHAEL PEGRAM, a married man as his sole and separate property, or order, First Party and, by and between LARRY ALLEN HENRY, a married man, Second Party

WITNESSETH:

WHEREAS, the Second Party is the owner of that certain real property described in the Deed of Trust dated May 5, 2017, executed by between LARRY ALLEN HENRY, a married man, as Trustor to TICOR TITLE OF NEVADA, INC., a Nevada corporation, as original Trustee, MICHAEL PEGRAM, a married man as his sole and separate property, as Beneficiary; which Deed of Trust was recorded August 23, 2018, as Document No. 2018-918446, Official Records of Douglas County, Nevada; which Deed of Trust was given as security for Promissory Note dated August 20, 2018, in the sum of \$450,000.00, executed by between LARRY ALLEN HENRY, a married man, in favor of MICHAEL PEGRAM, a married man as his sole and separate property; 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

shall be modified as follows:

The principal balance is increased to \$770,000.00 with an interest rate of Seven and One-Half Percent (7.50%). The new maturity date shall be September 1, 2023. The first payment shall be due on or before August 1, 2022.

Order No.: 02201128-RLT

EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the southwest corner of said Section 10 as shown on the Record of Survey to Support a Boundary Line Adjustment for The Tomerlin Trust UAD & The William R. Tomerlin Trust filed for record March 26, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 697757;
thence along the west line of said Section 10, North 00°10'33" East, 1066.95 to the POINT OF BEGINNING;

thence continuing along said west line of Section 10, North 00°10'33" East, 255.35 feet;
thence South 72°39'45" East, 376.60 feet;
thence South 37°00'09" West, 15.73 feet to a point on the easterly line of an existing 24' private access & public utility easement per Grant Bargain and Sale Deed filed for record January 26, 2000 in said office of Recorder in Book 100, at Page 3969;
thence along said 24' private access & public utility easement the following courses:

Along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 622.35 feet, central angle of 01°12'01", arc length of 13.04 feet, and chord bearing and distance of South 49°51'44" East, 13.04 feet;
South 50°27'44" East, 87.24 feet;

Along the arc of a curve to the left, having a radius of 288.00 feet, central angle of 08°26'53", arc length of 42.46 feet, and chord bearing and distance of South 54°41'07" East, 42.43 feet;

thence South 37°15'07" West, 153.95 feet;
thence South 79°29'00" West, 139.82 feet;
thence North 65°27'08" West, 255.06 feet to the POINT OF BEGINNING,

Document No. 2021-977588 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1219-10-002-071