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

DOUGLAS COUNTY, NV

2022-988248

Rec:\$40.00 \$40.00 Pgs=3

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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 20 day of _______, 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.

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:	
Mike Pegram	
STATE OF NEVADA) ss	
COUNTY OF (Jaylas)	
This instrument was acknowledged	before me on lely 26, 20-22,
by Mike pegram.	ansoniomacaniomonichal conseniomaconiomica
Ellow House	EILEEN KNOX Notary Public - State of Nevada Appointment Recorded in Douglas County
Notary Public	No. 96-2355-5 - Expires May 1, 2024
repairy 1 done	\
Second Party:	
LARRY ALLEN HENRY	
STATE OF NOVALA)))
COUNTY OF DOUGAS	
This instrument was acknowledged	hefore me on \$10
by between LARRY ALLEN HENRY	, 20,
	apparent and a second a second and a second
	RISHELE L THOMPSON Notary Public - State of Nevada
Notary Public	Appointment Recorded in Douglas County No: 99-54931-5 - Expires April 10, 2023

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