

A. P. No. 1320-33-402-009

DOUGLAS COUNTY, NV **2022-992080**
Rec:\$40.00
\$40.00 Pgs=5 12/02/2022 10:37 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

When recorded mail to:

Ticor Title of Nevada, Inc.
1483 Hwy. 395 N., Suite B
Gardnerville, NV 89410

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

MODIFICATION AGREEMENT

THIS AGREEMENT, made this 12 day of August, 2022, by and between, LAGUNAK, INC., a Nevada corporation; SCOSSA RANCH, LLC, a Nevada Limited Liability Company; JESUS and MARY REY, CO-Trustees of the JESUS E. REY AND MARY J. REY FAMILY TRUST U/D/T 01-25-94, and; LISA A. MINTER, a married woman as her sole and separate property, or order, First Party and, by and between OVERLAND LAND COMPANY, 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 April 10, 2019, executed by between OVERLAND LAND COMPANY, LLC, a Nevada Limited Liability Company, as Trustor to TICOR TITLE OF NEVADA, INC., a Nevada corporation, as original Trustee, and LAGUNAK, INC., a Nevada corporation; SCOSSA RANCH, LLC, a Nevada Limited Liability Company; JESUS and MARY REY, CO-Trustees of the JESUS E. REY AND MARY J. REY FAMILY TRUST U/D/T 01-25-94, and; LISA A. MINTER, a married woman as her sole and separate property, as Beneficiary; which Deed of Trust was recorded May 13, 2019, as Document No. 2019-92852 and re-recorded on May 17, 2019, as Document No. 2019-929151, Official Records of Douglas County, Nevada; which Deed of Trust was given as security for Promissory Note dated April 10, 2019, in the sum of \$1,000,000.00, executed by between OVERLAND LAND COMPANY, LLC, a Nevada Limited Liability Company, in favor of LAGUNAK, INC., a Nevada corporation; SCOSSA RANCH, LLC, a Nevada Limited Liability Company; JESUS and MARY REY, CO-Trustees of the JESUS E. REY AND MARY J. REY FAMILY TRUST U/D/T 01-25-94, and; LISA A. MINTER, a married woman as her 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

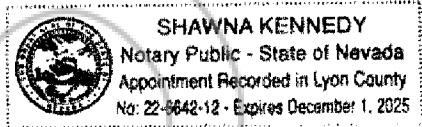
SCOSSA RANCH, LLC
A Nevada Limited Liability Company

By: Russell Eugene Scossa
RUSSELL EUGENE SCOSSA

STATE OF NEVADA)
COUNTY OF Douglas) SS

This instrument was acknowledged before me on November 23, 2022
by **RUSSELL EUGENE SCOSSA**

Shawna Kennedy
Notary Public



JESUS E. REY AND MARY J. REY FAMILY TRUST U/D/T 01-25-94

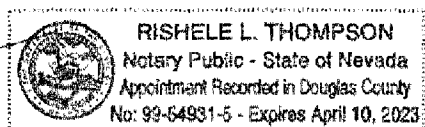
By: Jesus E. Rey
Jesus E. Rey, Trustee

By: Mary J. Rey
Mary J. Rey, Trustee

STATE OF NEVADA)
COUNTY OF OSUN) SS

This instrument was acknowledged before me on 8/22, 2022
by Jesus E. Rey and Mary J. Rey.

Rishele L. Thompson
Notary Public



Lisa Minter

Lisa Minter

STATE OF NEVADA)
) ss
COUNTY OF Douglas)

This instrument was acknowledged before me on 8/24, 2022,
by Lisa Minter.

[Signature]

Notary Public



Second Party:

OVERLAND LAND COMPANY, LLC
A Nevada Limited Liability Company

By: *[Signature]*
David W. Park, Manager

STATE OF NEVADA)
) ss
COUNTY OF Douglas)

This instrument was acknowledged before me on 9/24, 2022,
by David W. Park.

[Signature]

Notary Public

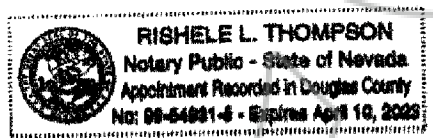


EXHIBIT "A"

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 the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeast corner of Assessor's Parcel Number 25-322-09 as shown on the Record of Survey for Cenoz Trust et al, W.S. Nelson et al, Minnie J. Rosenbrock, and Henry J. Rosenbrock et al, recorded June 15, 1995 in the office of Recorder, Douglas County, Nevada as Document No 364166, a point on the North right-of-way of U S Highway 395, also a PK Nail and cap in concrete R.L.S. 6200; thence North 44°08'54" West, 16.76 feet along said right-of-way to the POINT OF, BEGINNING, thence continuing along said right-of-way North 44°08'54" West, 213.55 feet to a PK nail and plastic cap in concrete R.L.S. 6200; thence North 46°05'39" East, 78.69 feet; thence North 44°51'20" East, 20.00 feet; thence South 42°18'41" East, 125.00 feet; thence North 44°51'20" East, 171.45 feet to a point on the South boundary of Courthouse Alley; thence South 44°39'03" East, 117.70 feet along said South boundary; thence South 40°21'39" West, 2.00 feet; thence South 46°32'25" West, 93.23 feet; thence South 54°10'24" West, 173.75 feet to the POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment recorded on June 27, 1995 in Book 695 at Page 4657 as Document No. 365019, Official Records.

APN: 1320-33402-009