

A. P. No. 1320-28-000-031,
1320-33-001-011
1320-33-001-015

DOUGLAS COUNTY, NV **2023-1000623**
Rec:\$40.00
\$40.00 Pgs=3 09/20/2023 03:01 PM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

When recorded mail to:
Ticor Title
1483 Highway 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 14 day of September, 2023, by and between Michael McAllister, Trustee of the Michael McAllister 2000 Trust, or order, First Party and, by and between 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 June 2, 2021, executed by between Park Ranch Holdings, LLC a Nevada Limited Liability Company, as Trustor to TICOR TITLE OF NEVADA, INC., a Nevada corporation, as original Trustee, Michael McAllister, Trustee of the Michael McAllister 2000 Trust, as Beneficiary; which Deed of Trust was recorded June 3rd, 2021, as Document No. 2021-968535, Official Records of Douglas County, Nevada; which Deed of Trust was given as security for Promissory Note dated June 2, 2021, in the sum of \$1,000,000.00, executed by between Park Ranch Holdings, LLC a Nevada Limited Liability Company, in favor of Michael McAllister, Trustee of the Michael McAllister 2000 Trust; 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 Note shall be extended one (2) year and the new due date shall be October 3, 2023
The new interest rate shall be 8.5%.

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:

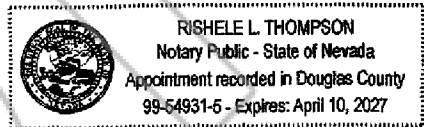
Michael McAllister, Trustee of the Michael McAllister 2000 Trust

By: *Michael McAllister*
Michael McAllister, Trustee

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on September 20, 2023
by Michael McAllister

[Signature]
Notary Public



Second Party:

Park Ranch Holdings, LLC a Nevada Limited Liability Company

By: *David Park*
David Park, Manager

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on Sept 14, 2023
by David Park

[Signature]
Notary Public



EXHIBIT "A"

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

Parcel 12, 13 and 14, 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. 745140, Official Records.

EXCEPTING THEREFROM the property as described in the instrument recorded April 22, 2020 as Document No. 2020-945079, Official records of Douglas County, State of Nevada.

APN: 1320-28-000-031, 1320-33-001-011, 1320-33-001-015