

A. P. No 1220-09-810-081



SHAWNYNE GARREN, RECORDER

When recorded mail to:  
Dennis L. Van Der Sluis &  
Patricia L. Van Der Sluis  
2878 San Jose Ct.  
Minden, NV 89423

### MODIFICATION AGREEMENT

THIS AGREEMENT, made this 15 day of December, 2023, by and between, DENNIS VAN DER SLUIS and PATRICIA VAN DER SLUIS, Trustees of the DENNIS L. AND PATRICIA L. VAN DER SLUIS 2007 JOINT LIVING TRUST, or order, First Party, and DEBRA KAY ROSS, an unmarried woman, Second Party.

#### WITNESSETH:

WHEREAS, the Second Party is the owner of that certain real property described in the Deed of Trust dated August 18, 2023, executed by DEBRA KAY ROSS, an unmarried woman, as Trustor to FIRST AMERICAN TITLE INSURANCE CORPORATION, a Nebraska Corporation,, as original Trustees, and DENNIS VAN DER SLUIS and PATRICIA VAN DER SLUIS, Trustees of the DENNIS L. AND PATRICIA L. VAN DER SLUIS 2007 JOINT LIVING TRUST, as Beneficiary; which Deed of Trust was recorded August 21, 2023, as Document No. 2023-999723, Official Records of Douglas County, Nevada; which Deed of Trust was given as security for Promissory Note dated August 18, 2023, in the sum of \$50,000.00, executed by and between DEBRA KAY ROSS, an unmarried woman, in favor of DENNIS VAN DER SLUIS and PATRICIA VAN DER SLUIS, Trustees of the DENNIS L. AND PATRICIA L. VAN DER SLUIS 2007 JOINT LIVING TRUST; and

WHEREAS, the First Party is desirous of modifying the terms of said Note and the Second 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:

A PARCEL OF LAND LOCATED WITHN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER LOT 306 AS SHOWN ON THE OFFICIAL PLAT FOR GARDNERVILLE RANCHOS UNIT NO. 2 IN BOOK 1 AS DOCUMENT NO. 28377; THENCE NORTH 89° 47'02" WEST, 220.07 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00° 12' 58" WEST, 200.00 FEET; THENCE NORTH 89°47'02" WEST, 200.07 FEET, THENCE NORTH 00°12'58" EAST, 175.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT



Second Party:

*DKR*

DEBRA KAY ROSS

STATE OF NEVADA

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COUNTY OF DOUGLAS

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This instrument was acknowledged before me on December 14, 2023 by DEBRA KAY ROSS.

*Marsy Linn Harrell*  
Notary Public

