DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00 2023-1003195 12/15/2023 10:44 AM

PATRICIA VAN DER SLUIS

Pgs=3

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

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



SHAWNYNE GARREN, RECORDER

MODIFICATION AGREEMENT

THIS AGREEMENT, made this oday of Decline, 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 WITHTN 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

HAVING A RADIUS OF 25.00 FEET, DELTA OF 90°00'00"AND AN ARC LENGTH OF 39.27 FEET; THENCE SOUTH 89°47'02" EAST, 195.07 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 14, 2016, AS INSTRUMENT NO. 2016-889182.

APN: 1220-09-810-081

shall be modified as follows:

The First Party has changed their name and the new name is DENNIS LEE VAN DER SLUIS and PATRICIA LOUISE VAN DER SLUIS, Trustees, or their successors in Trust, under the DENNIS LEE VAN DER SLUIS AND PATRICIA LOUISE VAN DER SLUIS REVOCABLE LIVING TRUST, dated December 6, 2023, and any amendments thereto.

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:

DENNIS LEE VAN DER SLUIS AND PATRICIA LOUISE VAN DER SLUIS REVOCABLE LIVING TRUST, dated December 6, 2023

DENNIS LEE VAN DER SLUIS, TRUSTEE

PATRICIA LOUISE VAN DER SLUIS, TRUSTEE

STATE OF NEVADA)

COUNTY OF DOUGLAS

This instrument was acknowledged before me on <u>December 15</u>, 20<u>33</u> by DENNIS LEE VAN DER SLUIS AND PATRICIA LOUISE VAN DER SLUIS, TRUSTEES.

Notary Public

E. TOBIAS

Notary Public - State of Nevada

Appointment Recorded in Douglas County
No: 17-2785-5 - Expires May 3, 2025

Second Party: DEBRA KAY ROSS			
STATE OF NEVADA COUNTY OF DOUGLAS)) ss)		
DEBRA KAY ROSS.	nowledged before m	e on <u>December 14</u>	, 20 <u>Z</u> 3 by
Trotally 1 quite		Notary	Public - State of Nevada ant Recorded in Douglas County 604-05 - Expires June 10, 2026
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