

A. P. No. 1320-28-000-31,
1320-33-001-011 & -015

When recorded mail to:

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

MODIFICATION AGREEMENT

THIS AGREEMENT, made this 15 day of May, 2023, by and between, RAYMOND ROBERSTON and BRENDA ROBERTSON, husband and wife as joint tenants, 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 March 9, 2020, 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, RAYMOND ROBERSTON and BRENDA ROBERTSON, husband and wife as joint tenants, as Beneficiary; which Deed of Trust was recorded March 9, 2020, as Document No. 2020-943263, Official Records of Douglas, Nevada; which Deed of Trust was given as security for Promissory Note dated January 3, 2018, in the sum of \$1,000,000.00, executed by between PARK RANCH HOLDINGS, LLC, a Nevada Limited Liability Company, in favor of RAYMOND ROBERSTON and BRENDA ROBERTSON, husband and wife as joint tenants; 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:

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

shall be modified as follows:

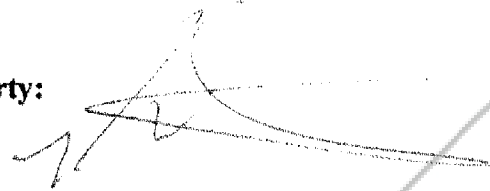
**THIS DOCUMENT IS BEING RECORDED
AS AN ACCOMMODATION ONLY. NO
LIABILITY IS ASSUMED HEREBY.**

The principal on the promissory note shall increase by \$500,000.00. The new principal amount shall be \$2,000,000.00 and the new interest only monthly payment shall be \$13,333.33. The new maturity date for the Note shall be November 10, 2024.

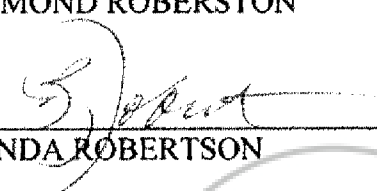
The parties involved do hereby accept said Modification Agreement on its terms.

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:



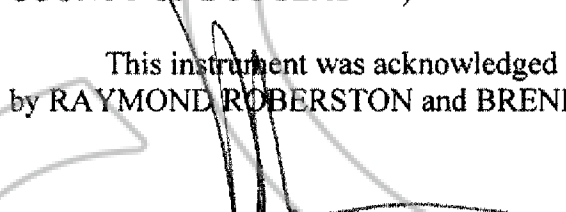
RAYMOND ROBERSTON

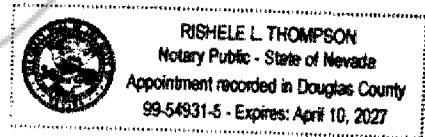


BRENDA ROBERTSON

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on May 16, 2023,
by RAYMOND ROBERSTON and BRENDA ROBERTSON.



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 May 15, 2023,
by ~~between David Park~~

Notary Public

