

The undersigned hereby affirms that this document submitted for recording does not contain any personal information.

DOUGLAS COUNTY, NV **2023-996846**
Rec:\$40.00
\$40.00 Pgs=4 **05/26/2023 01:09 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

Assessor Parcel No(s): 1318-15-201-002

RECORDATION REQUESTED BY:

Heritage Bank of Nevada, Division of Glacier Bank; Reno Main Branch; 2330 S. Virginia St.; Reno, NV 89502

WHEN RECORDED MAIL TO:

Heritage Bank of Nevada, Division of Glacier Bank; Reno Main Branch; 2330 S. Virginia St.; Reno, NV 89502

SEND TAX NOTICES TO:

TAHIZZLE, LLC; 225 KINGSBURY GRADE; STATELINE, NV 89449

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST



#####%0735%05232023%#####%03

THIS MODIFICATION OF DEED OF TRUST dated May 23, 2023, is made and executed between TAHIZZLE, LLC, A Nevada Limited Liability Company ("Grantor") and Heritage Bank of Nevada, Division of Glacier Bank, whose address is Reno Main Branch, 2330 S. Virginia St., Reno, NV 89502 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated March 14, 2018 (the "Deed of Trust") which has been recorded in DOUGLAS County, State of Nevada, as follows:

A Revolving Credit Deed of Trust dated March 14, 2018 recorded in the Official Records of Douglas County, Nevada on March 30, 2018 as Document Number 2018-912265, a Modification of Deed of Trust dated July 28, 2019 in the Official Records of Douglas County, Nevada on July 31, 2019 as Document Number 219-932860 and a Modification of Deed of Trust dated December 23, 2021 in the Official Records of Douglas County, Nevada on January 4, 2022 as Document Number 2022-979325.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in DOUGLAS County, State of Nevada:

See SCHEDULE C , which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 540 SIERRA SUNSET LANE, ZEPHYR COVE, NV 89448. The Real Property tax identification number is 1318-15-201-002.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

Increase Maximum Credit to \$5,000,000.00 .

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification.

**MODIFICATION OF DEED OF TRUST
(Continued)**

If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED MAY 23, 2023.

GRANTOR:

TAHIZZLE, LLC

AJ MANAGEMENT, LLC , Manager of TAHIZZLE, LLC

By: 
RONALD D ALLING, Manager of AJ MANAGEMENT,
LLC

By: 
KENNETH R JILLSON, Manager of AJ MANAGEMENT,
LLC

LENDER:

HERITAGE BANK OF NEVADA, DIVISION OF GLACIER BANK

x 
Richard Chambers, V.P., Commercial Loan Officer

MODIFICATION OF DEED OF TRUST
(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Nevada

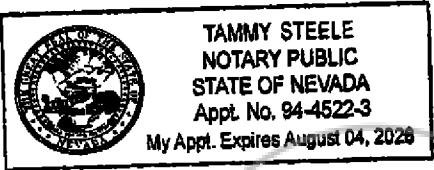
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COUNTY OF Douglas

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This instrument was acknowledged before me on Tammy Steele by RONALD D ALLING, Manager of AJ MANAGEMENT, LLC, Manager of TAHIZZLE, LLC and KENNETH R JILLSON, Manager of AJ MANAGEMENT, LLC, Manager of TAHIZZLE, LLC, as designated agents of TAHIZZLE, LLC.



(Seal, if any)

[Handwritten Signature]

(Signature of notarial officer)

Notary Public in and for State of Nevada

LENDER ACKNOWLEDGMENT

STATE OF Nevada

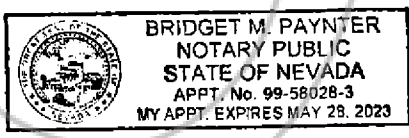
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COUNTY OF Carson City

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This instrument was acknowledged before me on 5/24/2023 by Richard Chambers, V.P., Commercial Loan Officer of Heritage Bank of Nevada, Division of Glacier Bank, as designated agent of Heritage Bank of Nevada, Division of Glacier Bank.



(Seal, if any)

[Handwritten Signature]

(Signature of notarial officer)

Notary Public in and for State of Nevada

SCHEDULE C

The Land is described as follows:

PARCEL 1:

All that portion of Northwest $\frac{1}{4}$ of Section 15, T 13 N, R 18 E, M.D.M. more particularly as follows:

Beginning at a point on the Meander Line of Lake Tahoe which bears South $19^{\circ}20'04''$ East 412.86 feet from the Meander Corner common to Sections 15 and 16, T 13 N, R 18 E, M.D.M., as shown on that certain Record of Survey filed for record on November 15, 1983 as Document No. 91003.

Thence North $60^{\circ}40'21''$ East 523.14 feet;
Thence South $82^{\circ}12'22''$ East 316.26 feet;
Thence South $22^{\circ}13'12''$ East 581.68 feet;
Thence South $63^{\circ}19'54''$ West 143.98 feet;
Thence North $27^{\circ}07'31''$ West 327.55 feet;
Thence North $72^{\circ}07'31''$ West 339.19 feet;
Thence South $60^{\circ}55'42''$ West 85.00 feet;
Thence South $57^{\circ}19'38''$ West 292.74 feet;
Thence South $57^{\circ}19'38''$ West 80.80 feet to the approximate Low Water Line of Lake Tahoe at elevation 6223.0',
Lake Tahoe Datum;
Thence along said Low Water Line North $20^{\circ}31'51''$ West 209.06 feet;
Thence North $60^{\circ}40'21''$ East 84.26 feet to the Point of Beginning.

PARCEL 2:

Together with the existing Roadway Easement and other easements that benefit this parcel and subject to the easements that burden this parcel, all as shown on the Record of Survey Supporting a Reversion to Acreage and a Boundary Line Adjustment for Sierra Sunset, LLC, recorded on September 17, 2010, as Document No. 770714, Official Records.

NOTE: The abovementioned legal description was previously recorded in Grant, Bargain, Sale Deed recorded March 29, 2012, in Book 312, Page 7266, as Document No. 799816, Official Records, Douglas County, Nevada.

APN: 1318-15-201-002