

A. P. No. 1420-00-002-033, -034, -044

DOUGLAS COUNTY, NV **2024-1006259**
Rec:\$40.00
\$40.00 Pgs=5 **04/02/2024 09:40 AM**
TOIYABE TITLE
SHAWNYNE GARREN, RECORDER

When recorded mail to:
PAC TECH INVESTMENTS, LLC
P.O. Box 547
Genoa, NV 89411

MODIFICATION AGREEMENT

THIS AGREEMENT, made this 27th day of March, 2024, by and between, PAC TECH INVESTMENTS, LLC, a Nevada limited liability company, or order, First Party and, by and between HEYBOURNE MEADOWS, 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 30, 2022, executed by between HEYBOURNE MEADOWS, LLC, a Nevada limited liability company, as Trustor to TICOR TITLE OF NEVADA, INC., a Nevada Corporation, as original Trustee, and PAC TECH INVESTMENTS, LLC, a Nevada limited liability company, as Beneficiary; which Deed of Trust was recorded July 5, 2022, as Document No. 2022-987007, Official Records of Douglas County, Nevada; which Deed of Trust was given as security for Promissory Note dated June 30, 2022, with the original sum of \$2,773,170.00, executed by between HEYBOURNE MEADOWS, LLC, a Nevada limited liability company, in favor of PAC TECH INVESTMENTS, LLC, a Nevada limited liability company; 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 Promissory Note shall be extended for two (2) years with the new maturity date being July 5, 2026, with the sum of \$1,580,420.00 as of March 28, 2024. Also Real Property parcel with Assessor's parcel Number 1420-00-002-044 shall be added to the Deed of Trust.

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:

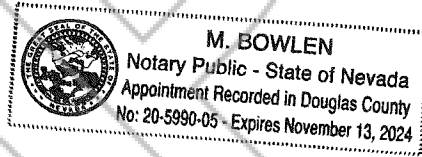
PAC TECH INVESTMENTS, LLC
A Nevada limited liability company

Rebecca Jensen
Rebecca Jensen, Manager

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on MARCH 28, 2024
by Rebecca Jensen.

M. Bowlen
Notary Public



Second Party:

HEYBOURNE MEADOWS, LLC
A Nevada Limited Liability Company

By: *Matt Carter*
Matt Carter, Managing Member

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on MARCH 28, 2024,
by Matt Carter.

M. Bowlen
Notary Public

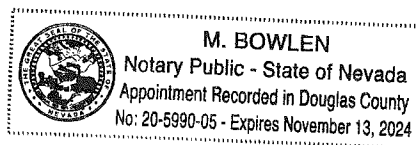


EXHIBIT "A"

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

PARCEL A:

Lot 1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Bently Family Limited Partnership, according to the map thereof, filed in the office of the County Recorder of Washoe County State of Nevada on October 19 2005 in Book 005 Page 8616 as File No, 658214, Official Records, being more particularly described as follows:

All that portion Section 20 Township 14 North, Range 20 East, M.D.M., in the unincorporated territory of Douglas County, State of Nevada, described as follows:

Commencing at the South one-quarter of said Section 20, thence, along the north-south midsection line of said Section 20, North $0^{\circ}38'11''$ East 1320.00 feet to the northeast corner of the southeast one-quarter of the southwest one-quarter of said Section 20 thence North $82^{\circ}58'51''$ East 259.56 feet; thence, North $8^{\circ}48'48''$ East .661.74 feet to THE TRUE POINT OF BEGINNING of this description; thence North $8^{\circ}48'48''$ East 2013.34 feet; thence North $10^{\circ}18'44''$ East 683.38 feet, to a point on the South line of the North one-half of the North one-half of the North one-half of said Section 20; thence, along said South line of the North one-half of the North one-half of the North one-half of said Section 20, North $89^{\circ}17'16''$ West 761.20 feet, to the Northwest corner of the southwest one-quarter of the northwest one-quarter of the northeast one-quarter of said Section 20; thence, along the West line of said southwest one-quarter of the northwest one-quarter of the northeast one-quarter of said Section 20, South $0^{\circ}29'22''$ West 675.62 feet, to the southwest corner of said southwest one-quarter of the northwest one-quarter of the northeast one-quarter of said Section 20; thence, along the North line of the southeast one-quarter of the northwest one-quarter of said Section 20, North $89^{\circ}26'52''$ West 1327.41 feet to the northwest corner of said southeast one-quarter of the northwest one-quarter of said Section 20; thence along the West line of said southeast one-quarter of the northwest one quarter of said Section 20, South $1^{\circ}00'19''$ West 774.30 feet; thence southerly, along the arc of a 960.00 foot radius curve, concave to the east, through a central angle of $80^{\circ}01'50''$, an arc length of 1340.92 feet, and having a chord of South $7^{\circ}48'13''$ West 1234.54 feet; thence, South $89^{\circ}38'59''$ East 1844.69 feet, to the point of beginning.

EXCEPTING THEREFROM all mineral, oil, gas and other hydrocarbon substances and geothermal resources in, under, or produced and saved from, together with the right of surface entry as conveyed to JJ Resources, a California general partnership by Deed of Mineral Interest recorded October 27, 1981, in Book 1081, Page 1427, as File No 61512, Official Records, Douglas County, Nevada.

APN: 1420-00002-033

PARCEL B:

Lot 2 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Bently Family Limited Partnership, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on October 19, 2005, in Book 005, Page 8616, as File No. 658214, Official Records, being more particularly described as follows:

All that portion of the South one half of Section 20, Township 14 North, Range 20 East M.D.M., in the unincorporated territory of Douglas County, State of Nevada, described as follows:

Commencing at the South one-quarter, of said Section 20; thence, along the north-south midsection line of said Section 20, North $0^{\circ}38'11''$ East 1320.00 feet to the northeast corner of the southeast one-quarter of the southwest one-quarter of said Section 20 and THE TRUE POINT OF BEGINNING of this description; thence North $82^{\circ}58'51''$ East 259.56 feet; thence North $8^{\circ}48'48''$ East 661.74 feet; thence, North $89^{\circ}38'59''$ West 1844.69 feet; thence, southerly, along the arc of a 960.00 foot radius curve, concave to the east, through a central angle of $15^{\circ}23'27''$, an arc length of 258.01 feet, and having a chord of South $39^{\circ}54'40''$ East 257.24 feet, to the West line of the northeast one-quarter of the southwest one-quarter of said Section 20; thence, along said West line of the northeast one-quarter of the southwest one-quarter of said Section 20, South $00^{\circ}33'00''$ West 486.17 feet, the southwest corner of said northeast one-quarter of the southwest one quarter of said Section 20; thence, South $89^{\circ}25'04''$ East 1325.35 feet, to the point of beginning.

EXCEPTING THEREFROM all mineral, oil, gas and other hydrocarbon substances and geothermal resources in, under, or produced and saved from, together with the right of surface entry as conveyed to JJ Resources, a California general partnership by Deed of Mineral Interest recorded October 27, 1981, in Book 1081, Page 1427, as File No. 61512, Official, Records, Douglas County, Nevada,

APN: 1420-00-002-034

Parcel C:

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

A parcel of land located within a portion of Section 19 and 20, Township 14 North, Range 20 Estate Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the northeast corner of Lot 3 per the Record of Survey to Support a Boundary Line Adjustment for Bently Family Limited Partnership filed for record October 19, 2005 in the office of Recorder, Douglas County, Nevada s Document No. 658214;

Thence South $00^{\circ}41'45''$ West, 1,231.43 feet;

Thence South $85^{\circ}43'00''$ West, 596.85 feet;

Thence South $00^{\circ}56'40''$ West, 15.00 feet;

Thence South $89^{\circ}54'06''$ West, 154.91 feet;

Thence South $00^{\circ}32'55''$ East, 45.65 feet;

Thence North $88^{\circ}33'52''$ West, 471.47 feet;

Thence North $88^{\circ}25'05''$ West, 103.35 feet;

Thence North $00^{\circ}36'34''$ East, 1,337.09 feet;

Thence South $89^{\circ}21'30''$ East, 1,325.35 feet to the POINT OF BEGINNING, containing 39.48 acres, more or less

The basis of bearing this description is identical to the Record of Survey for Bently Family Limited Partnership filed for record January 21, 2022 in the Office of Recorder, Douglas County, Nevada as Document No. 980159.

APN: 1420-00-002-044

Prepared by: RO ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, NV 89423