

A. P. No. 1220-04-002-017

When recorded mail to:
D. Gerald Bing Trust
PO BOX 489
Gardnerville, Nv 89410

MODIFICATION and CLARIFICATION AGREEMENT

THIS AGREEMENT, made this 21 day of AUGUST, 2024, by and between, Gregory V. Holst, Successor Trustee of the D. Gerald Bing Trust, dated January 17, 2000, First Party and, by and between Custom Craft Builders, 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 August 28, 2023, executed by between Custom Craft Builders, LLC a Nevada Limited Liability Company, as Trustor to TICOR TITLE OF NEVADA, INC., a Nevada corporation, as original Trustee, Gregory V. Holst, Successor Trustee of the D. Gerald Bing Trust, dated January 17, 2000, as Beneficiary; which Deed of Trust was recorded August 29, 2023, as Document No. 2023-999970, Official Records of Douglas County, Nevada; which Deed of Trust was given as security for Promissory Note dated August 28, 2023, in the sum of \$200,000.00, executed by Custom Craft Builders, LLC, a Nevada Limited Liability Company, in favor of Gregory V. Holst, Successor Trustee of the D. Gerald Bing Trust, dated January 17, 2000; 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:

- 1) The new maturity date shall be August 29, 2025, and there shall be a 1 point charge that is to be paid upon recordation of this Modification by the Second Party.

For clarification purposes the following will be corrected:

The name of Trustor, Beneficiary and address of the Beneficiary to be corrected referenced in the first paragraph of page 1 of the deed of trust which was not referenced correctly.

The information that should have been referenced is as follows:

1. Trustor should be Custom Craft Builders, LLC, a Nevada Limited Liability Company
2. True and complete Beneficiary should be Gregory V. Holst, Successor Trustee of the D. Gerald Bing Trust, Date January 17, 2000
3. " Mark Neddenriep and Jonel Neddenriep, Trustees of the" should be removed as Beneficiary, this information was erroneously added to the Deed of Trust when prepared.
4. Beneficiary correct address should be P.O. Box 489, Gardnerville, NV 89410
5. "FOR THE PURPOSE OF SECURING: (1) Payment of the principal sum of \$200,000.00, according to the terms of a promissory note or notes Dated August 28, 2023 made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated herein by reference or" **to be added to the first paragraph of page 2**

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.

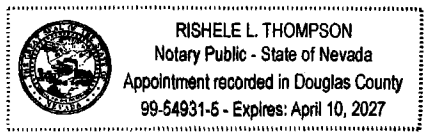
First Party:

Gregory V. Holst, LLC
 Gregory V. Holst, Successor Trustee of the
 D. Gerald Bing Trust, dated January 17, 2000

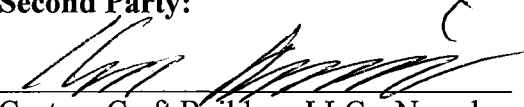
STATE OF NEVADA)
) ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on August 21, 2024,
 by Gregory V. Holst

 Notary Public

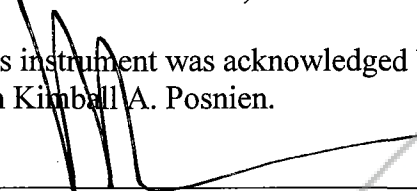


Second Party:


Custom Craft Builders, LLC a Nevada
Limited Liability Company
By: Kimball A. Posnien

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on August 26, 2021,
by between Kimball A. Posnien.



Notary Public

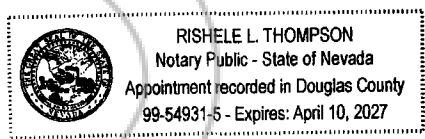


EXHIBIT "A"

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

A parcel of land located within portions of Sections 4 and 5, township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeasterly corner of a parcel of land as described in the Deed between Peter R. Kawcak and D. Gerald Bing, Jr. recorded September 27, 1982 in Book 982, at Page 1547, as Document No. 71275, a found $\frac{3}{4}$ " iron pipe with $1\frac{1}{4}$ " square headnut, no tag, as shown on the Record of Survey for TCI Washington Associates recorded December 27, 1995 in said office of Recorder as Document No. 377269, also being a point on the westerly line of State Route 756; thence along the Southerly line of said Deed parcel, South $37^{\circ}13'42''$ West, 21.97 feet to the POINT OF BEGINNING; thence continuing along said Southerly line of Deed parcel, South $37^{\circ}13'42''$ West 518.98 feet to the Southwesterly corner of said Deed parcel; thence along the Westerly line of said Deed parcel, North $34^{\circ}04'52''$ West, 367.90 feet; thence continuing along said Westerly line of Deed parcel, North $00^{\circ}00'48''$ West, 108.51 feet; thence East, 520.16 feet to the point of beginning.

APN: 1220-04-002-017

Note: Document No. 632816 is provided pursuant to the requirements of Section 6.NRS 111.312.