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11/07/2011

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Official Record

Requested By
COW COUNTY TITLE CO.

Eureka County - NV
Mike Rebaleati - Recorder

Page: 1 of 2 Fee: \$15.00
Recorded By FS RPTT: \$0.00
Book- 0525 Page- 0175



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A.P.N. 005-210-31
R.P.T.T. 0.00
Escrow No.
Recording Requested By:
Tom R. Arnhart

When Recorded Mail To:
Cow County Collections
761 S. Raindance Dr.
Pahrump NV 89048

MODIFICATION AGREEMENT

THIS AGREEMENT, made this 17th day of October, 2011, by and between TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, First Party (Beneficiary) and TINA L. RICHARDSON, Second Party (Trustor)

WITNESSETH:

WHEREAS, the Second Party is the owner of that certain real property described in the Deed of Trust dated April 7, 2008 executed by TINA L. RICHARDSON, a married woman as her sole and separate property, as Trustor to COW COUNTY TITLE CO., a Nevada Corporation, as Trustee, and TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, husband and wife as joint tenants, as Beneficiary; which Deed of Trust was recorded on May 8, 2008 in Book 472 of Official Records, page 307 as File No. 211841, Eureka County, Nevada records;

which Deed of Trust was given as security for a Note dated April 7, 2008 in the sum of \$72,500.00, executed by TINA L. RICHARDSON, in favor of TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART.

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 the said Note;

NOW THEREFORE, in consideration of the promises and agreements hereafter contained to be performed by the Second Party, the Parties do hereby agree as follows:

The remaining balance owed on the Note and Deed of Trust is \$58,989.12, with interest paid to March 8, 2011. Interest due from March 8, 2011 to October 5, 2011 is \$2,713.77. Late charges are due in the amount of \$1,440.00;

Therefore, the principal balance of said Note and Deed of Trust is modified to \$63,142.89. The monthly payment amount is modified to \$400.00 per month, beginning November 5, 2011 and continuing monthly thereafter until August 5, 2041. The interest rate is modified to 6.5% per annum on the principal balance owing from October 5, 2011. The requirement of the quarterly principal reduction payment of \$500.00 is hereby waived.

