



MISC 2015017634



MAR 12 2015 13:30 P 5

Fee amount: 34.00
FB: 23-21200
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
03/12/2015 13:30:36.00

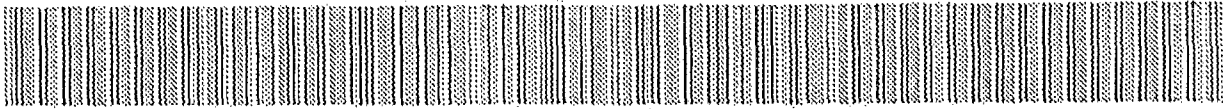


2015017634

WHEN RECORDED MAIL TO:
Great Western Bank
Loan Administration Department
14545 W Center Rd
Omaha, NE 68144

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST



THIS MODIFICATION OF DEED OF TRUST dated March 4, 2015, is made and executed between MARK ALAN MOSS AND LISA BRAVER MOSS, TRUSTEES OF MARK ALAN MOSS AND LISA BRAVER MOSS REVOCABLE TRUST, WHOSE ADDRESS IS 69 OAKMONT AVENUE, PIEDMONT, CA 94610-1118; AND BERT KURTIN AND DEBORAH B. KURTIN, TRUSTEES OF BOODY AND KURTIN FAMILY TRUST, WHOSE ADDRESS IS 276 SEA VIEW AVENUE, PIEDMONT, CA 94610-1249; AND JANE KURTIN, A SINGLE PERSON, WHOSE ADDRESS IS 154 MOUNTAIN AVENUE, WARREN, NJ 07059-5136 ("Trustor") and GREAT WESTERN BANK, whose address is Harvey Oaks, 14545 W Center Rd, Omaha, NE 68144 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated November 15, 2013 (the "Deed of Trust") which has been recorded in DOUGLAS County, State of Nebraska, as follows:

RECORDED DECEMBER 17, 2013 AS INSTRUMENT NO. 2013123336, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA.

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

LOTS 4, 5 AND 6, BLOCK 2, KOUNTZE AND RUTH'S ADDITION, AN ADDITION TO THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA;
AND
LOT 1, EXCEPT THE EAST 102 FEET THEREOF, BLOCK 2, KOUNTZE AND RUTH'S ADDITION, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA
AND
THE NORTH 56 FEET OF LOTS 2 AND 3, ALSO DESCRIBED AS THE NORTH 1/2 OF LOTS 2 AND 3, AND THE NORTH 26 FEET OF THE SOUTH 1/2 OF LOTS 2 AND 3, ALL IN BLOCK 2, KOUNTZE AND RUTH'S ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

The Real Property or its address is commonly known as 1721 ST. MARY'S AVENUE, 1712 JACKSON STREET, & 511 S. 18TH STREET, OMAHA, NE 68102. The Real Property tax identification number is 3145-0002-15 & 3147-0000-15.

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

NOTE. THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED MARCH 4, 2015, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$900,000.00 FROM BORROWER TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCINGS OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT.

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. 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.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED MARCH 4, 2015.

MODIFICATION OF DEED OF TRUST
(Continued)

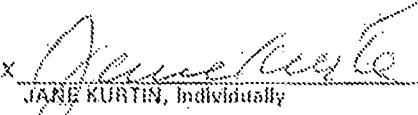
TRUSTOR:

X
MARK ALAN MOSS, TRUSTEE OF MARK ALAN MOSS AND LISA
BRAVER MOSS REVOCABLE TRUST

X
LISA BRAVER MOSS, TRUSTEE OF MARK ALAN MOSS AND LISA
BRAVER MOSS REVOCABLE TRUST

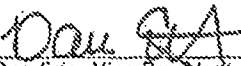
X
BERT KURTIN, TRUSTEE OF BOODY AND KURTIN FAMILY TRUST

X
DEBORAH B. KURTIN, TRUSTEE OF BOODY AND KURTIN FAMILY
TRUST

X 
JANE KURTIN, Individually

LENDER:


GREAT WESTERN BANK

X 
Dan Ertz, Vice President

MODIFICATION OF DEED OF TRUST
(Continued)

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TRUSTOR:

- X 
MARK ALAN MOSS, TRUSTEE OF MARK ALAN MOSS AND LISA
BRAVER MOSS REVOCABLE TRUST
- X *Lisa Braver Moss, trustee*
LISA BRAVER MOSS, TRUSTEE OF MARK ALAN MOSS AND LISA
BRAVER MOSS REVOCABLE TRUST
- X *Bert Kurtin, He*
BERT KURTIN, TRUSTEE OF BOODY AND KURTIN FAMILY TRUST
- X *Deborah B Kurtin, to*
DEBORAH B. KURTIN, TRUSTEE OF BOODY AND KURTIN FAMILY
TRUST
- X
JANE KURTIN, Individually

LENDER:

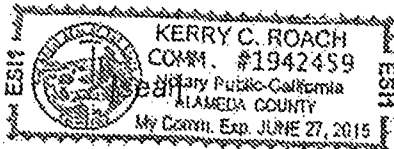
GREAT WESTERN BANK

- X *Dan Ertz*
Dan Ertz, Vice President

TRUSTEE ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Alameda) ss.

On this 2nd day of March, 2015 before me, the undersigned Notary Public, personally appeared MARK ALAN MOSS, TRUSTEE of MARK ALAN MOSS AND LISA BRAVER MOSS REVOCABLE TRUST, and LISA BRAVER MOSS, TRUSTEE of MARK ALAN MOSS AND LISA BRAVER MOSS REVOCABLE TRUST, and known to me to be authorized trustees of the trust and who executed the instrument to which this is attached and acknowledged their signing of such instrument to be their free and voluntary act and deed as trustees of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute such instrument and in fact executed such instrument as trustees.

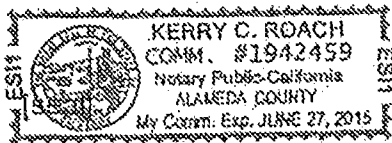


By: [Signature]
Printed Name: Kerry C. Roach
Notary Public in and for the State of California
Residing at Oakland, CA
My commission expires June 27, 2015

TRUSTEE ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Alameda) ss.

On this 2nd day of March, 2015 before me, the undersigned Notary Public, personally appeared BERT KURTIN, TRUSTEE of BOODY AND KURTIN FAMILY TRUST, and DEBORAH B. KURTIN, TRUSTEE OF BOODY AND KURTIN FAMILY TRUST, and known to me to be authorized trustees of the trust and who executed the instrument to which this attached and acknowledged their signing of such instrument to be their free and voluntary act and deed as trustees of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute such instrument and in fact executed such instrument as trustees.



By: [Signature]
Printed Name: Kerry C. Roach
Notary Public in and for the State of California
Residing at Oakland, CA
My commission expires June 27, 2015

INDIVIDUAL ACKNOWLEDGMENT

STATE OF New York)
COUNTY OF Richmond) ss.

On this day before me, the undersigned Notary Public, personally appeared JANE KURTIN, to me known to be the individual described in and who executed the instrument to which this is attached, and acknowledged that she signed such instrument as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 5th day of MARCH, 2015.

CANDACE SUSSMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01506056658
Qualified in Richmond County
My Commission Expires March 11, 18

By: Candace Sussman
Printed Name: Candace Sussman
Notary Public in and for the State of New York
Residing at 101 Ladd Ave SE RM 10312
My commission expires 3/11/2018