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SUBMITTED VALENTINE O'TOOLE MCQUILLA

FILED SARPY CO. NE.  
INSTRUMENT NUMBER

**2015-00408**

2015 Jan 07 03:11:15 PM

*Sheryl J. Dowling*

REGISTER OF DEEDS



-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----  
Return to: ARB, Valentine, O'Toole, McQuillan & Gordon, L.L.P., 11240 Davenport Street, P.O. Box 540125, Omaha, NE 68154-0125

### **MODIFICATION OF DEED OF TRUST**

THIS MODIFICATION OF DEED OF TRUST ("Modification") is made and entered into this 29th day of December, 2014, by and between Tranquility Realty, L.L.C., a Nebraska limited liability company ("Trustor") and Great Western Bank, a bank chartered under the laws of the state of South Dakota ("Trustee" or "Beneficiary" or "Lender").

### **WITNESSETH**

WHEREAS, on or about December 2, 2004, Trustor executed and delivered unto Trustee and Beneficiary a Deed of Trust (the "Deed of Trust") upon certain real property and improvements thereon legally described on the attached Exhibit A, which is incorporated herein by this reference, (the "Real Property"), which Deed of Trust was recorded in the office of the Register of Deeds of Sarpy County, Nebraska, as Instrument No. 2004-47619, and;

WHEREAS, the Deed of Trust was originally given to secure, among other obligations, the indebtedness of Trustor under a certain promissory note dated December 2, 2004, (the "Note"), in the original principal sum of \$3,045,000.00, including all renewals, extensions, modifications, refinancing and substitutions for the Note, and;

WHEREAS, pursuant to that certain Modification of Deed of Trust dated January 11, 2013 and recorded in the Office of the Register of Deeds of Sarpy County, Nebraska on January 18, 2013 at Instrument No. 2013-01815, the parties amended the Deed of Trust to provide that the Deed of Trust secures payment of any and all indebtedness and performance of any and all obligations owing from one or more of Tranquility Realty, L.L.C. a Nebraska limited liability company, Trustor, Fantasy's, Inc., a Nebraska corporation, West Maple Fantasy's, LLC, a Nebraska limited liability company, or John T. Spaustat, an individual, owing to Lender, its successors and/or assigns, and to further provide that default by Tranquility Realty, L.L.C. a Nebraska limited liability company, Trustor, Fantasy's, Inc., a Nebraska corporation, West Maple Fantasy's, LLC, a Nebraska limited liability company, or John T. Spaustat, an individual, in payment of any indebtedness, or in performance of any obligation, owing from one or more of the foregoing parties to Lender, its successors and/or assigns, shall constitute a default under the Deed of Trust, and;

WHEREAS, the parties desire to further amend the Deed of Trust to define the term "Note" set forth therein to include, without limitation to any other Indebtedness secured thereby, that certain promissory note dated December 29, 2014 in the original principal amount of \$20,082,659.17 given by Fantasy's, Inc. and Tranquility Realty, L.L.C. to Lender, together with that certain promissory note dated December 29, 2014 in the original principal amount of \$900,000.00 given Fantasy's, Inc. and Tranquility Realty, L.L.C. to Lender;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The definition of "Note" in the Deed of Trust is hereby amended in its entirety as follows:

"The word "Note" means (a) the promissory note dated December 29, 2014 in the original principal amount of \$20,082,659.17 from Fantasy's, Inc. and Tranquility Realty, L.L.C. to Lender, together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the promissory note or agreement, and (b) the promissory note dated December 29, 2014 in the original principal amount of \$900,000.00 from Fantasy's, Inc. and Tranquility Realty, L.L.C. to Lender, together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the promissory note or agreement."

2. Except as specifically modified herein, the Deed of Trust shall remain in full force and effect as originally executed.

IN WITNESS WHEREOF, the parties have executed this Modification as of the day and date first written above.

**AS TRUSTOR:**

TRANQUILITY REALTY, L.L.C., a  
Nebraska limited liability company

By: [Signature]  
John T. Spaustat, Member of  
Tranquility Realty, L.L.C.

**AS TRUSTEE, BENEFICIARY AND  
LENDER:**

GREAT WESTERN BANK, a bank chartered  
under the laws of the State of South Dakota

By: [Signature]  
Gerald E. Kruger, Senior Vice  
President of Great Western Bank

STATE OF NEBRASKA )  
 ) cc.  
COUNTY OF DOUGLAS )

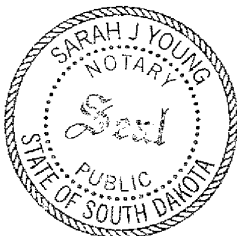
The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December, 2014, by John T. Spaustat, Manager of Tranquility Realty, L.L.C., a Nebraska limited liability company, on behalf of the company.



[Signature]  
Notary Public

South Dakota  
STATE OF NEBRASKA )  
 ) cc.  
Minnehaha  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, 2015, by Gerald E. Kruger, Senior Vice President of Great Western Bank, a bank chartered under the laws of the state of South Dakota, on behalf of the company.



[Signature]  
Notary Public  
My commission expires May 22, 2020

Exhibit A

**LOT 104, MAYFAIR, A SUBDIVISION IN SARPY COUNTY, NEBRASKA**