



MISC 2014032025



MAY 02 2014 07:36 P 3

Fee amount: 22.00
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
05/02/2014 07:36:25.00



2014032025

Return To: Business Financial Services, Centris Federal Credit Union, 11718 M Circle, Omaha, NE 68137

Prepared By: Business Financial Services, Centris Federal Credit Union, 11718 M Circle, Omaha, NE 68137

RETURN TO:
DRI Title & Escrow Space Above This Line For Recording Data
13057 W. Center Rd., Ste #1
Omaha, NE 68144

MODIFICATION OF DEED OF TRUST

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is April 30, 2014. The parties and their addresses are:

TRUSTOR (Grantor):
LEAGUERS, LAWYERS & COLLECTORS, L.L.C.
A Nebraska Limited Liability Company
4885 S 118 ST STE 150
Omaha, NE 68137

TRUSTEE:
CENTRIS FEDERAL CREDIT UNION
a Nebraska Financial Institution
11718 M Circle
Omaha, NE 68137

BENEFICIARY (Lender):
CENTRIS FEDERAL CREDIT UNION
Organized and existing under the laws of Nebraska
11718 M Circle
Omaha, NE 68137

1. BACKGROUND. Grantor and Lender entered into a security instrument dated October 22, 2004 and recorded on October 28, 2004 (Security Instrument). The Security Instrument was

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LEAGUERS, LAWYERS & COLLECTORS, L.L.C.
Nebraska Real Estate Modification

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recorded in the records of Douglas County, Nebraska at Instrument No. 2004141107, Douglas County Register of Deeds, Mortgage Records and covered the following described Property:

Lot 5 West L Interchange Plaza Replat an addition to the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska

The property is located in Douglas County at 4885 S 118 ST, Omaha, Nebraska 68137.

2. MODIFICATION. For value received, Grantor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 1176224-61, dated October 22, 2004, from Grantor to Lender, with a modified loan amount of \$607,261.69 and maturing on April 5, 2024.

(b) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. WARRANTY OF TITLE. Grantor warrants that Grantor continues to be lawfully seized of the estate conveyed by the Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

4. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

SIGNATURES. By signing, Grantor agrees to the terms and covenants contained in this Modification. Grantor also acknowledges receipt of a copy of this Modification.

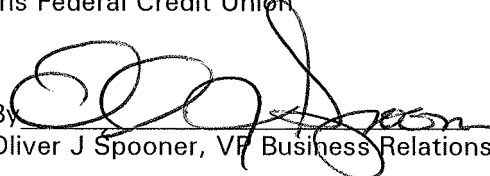
GRANTOR:

LEAGUERS, LAWYERS & COLLECTORS, L.L.C.

By 
J SCOTT SULLIVAN, President

LENDER:

Centris Federal Credit Union

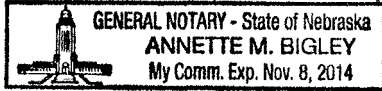
By 
Oliver J Spooner, VP Business Relationship Mgr

ACKNOWLEDGMENT.

STATE OF NEBRASKA, COUNTY OF DOUGLAS ss.

This instrument was acknowledged before me this 30th day of April 2014 by J SCOTT SULLIVAN - President of LEAGUERS, LAWYERS & COLLECTORS, L.L.C., a Limited Liability Company on behalf of the Limited Liability Company.

My commission expires: 11-8-14



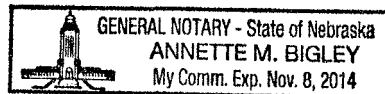
Annette M. Bigley
(Notary Public)

(Lender Acknowledgment)

STATE OF NEBRASKA, COUNTY OF DOUGLAS ss.

This instrument was acknowledged before me this 30th day of April 2014 by Oliver J Spooner -- VP Business Relationship Mgr of Centris Federal Credit Union, a corporation, on behalf of the corporation.

My commission expires: 11-8-14



Annette M. Bigley
(Notary Public)