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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/7/2013 09:21:30.77



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THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO:

See the Attached

Cashier's
CHECK NUMBERS

0190806989

& 0190807062

ATDV: Kristin Tullio

Recording Requested By,
And After Recording, Return To:
WELLS FARGO BANK,
NATIONAL ASSOCIATION
1740 Broadway
Denver, Colorado 80274
Attn: Loan Documentation

FIRST MODIFICATION OF DEED OF TRUST AND
ASSIGNMENT OF RENTS AND LEASES

THIS MODIFICATION (this "Modification") is entered into as of February 19, 2013, by and between M & G PROPERTIES, L.L.C. ("Trustor"), and WELLS FARGO BANK, NATIONAL ASSOCIATION ("Beneficiary").

RECITALS

This Modification is entered into upon the basis of the following facts and understandings of the parties:

A. This Modification pertains to that certain Deed of Trust and Assignment of Rents and Leases dated as of February 19, 2008, executed by Trustor to WELLS FARGO FINANCIAL NATIONAL BANK, as Trustee, in favor of Beneficiary, and recorded on March 31, 2008, as Instrument (Serial) No. 2008030675, of the Official Records of Douglas County, Nebraska ("Deed of Trust"), with respect to the real property described on Exhibit A attached hereto and incorporated herein by this reference.

B. The obligations secured by the Deed of Trust have been modified, and Trustor and Beneficiary have agreed to modify the Deed of Trust to accurately reflect the obligations secured thereby.

NOW, THEREFORE, the parties hereto agree as follows:

1. The Deed of Trust is hereby modified to reflect as obligations secured thereby and included in the definition of Secured Obligations therein, in addition to any other Secured Obligations defined therein or arising thereunder, the payment to Beneficiary of all indebtedness and performance of all obligations evidenced by and arising under that certain promissory note dated as of February 19, 2013, executed by M & G PROPERTIES, L.L.C. and payable to Beneficiary or its order, in the principal amount of One Million Four Hundred Eighty-Nine Thousand Four Hundred Fifteen and 35/100 Dollars (\$1,489,415.35) (which promissory note represents the refinancing of that certain promissory note dated as of February 19, 2008, and secured by the Deed of Trust), together with interest thereon, and any such indebtedness or other obligations incurred under or in connection with the credit accommodation evidenced by said promissory note, even if not specifically referenced therein.

2. The real property and the whole thereof described in the Deed of Trust shall remain subject to the lien, charge or encumbrance of the Deed of Trust and nothing herein contained or done pursuant hereto shall affect or be construed to affect the liens, charges or encumbrances of the Deed of Trust, or the priority thereof over other liens, charges or encumbrances, or to release or affect the liability of any

ORIGINAL

party or parties who may now or hereafter be liable under or on account of said promissory notes and/or the Deed of Trust.

3. All terms and conditions of the Deed of Trust not expressly modified herein remain in full force and effect, without waiver or amendment. This Modification and the Deed of Trust shall be read together, as one document.

IN WITNESS WHEREOF, the parties hereto have caused this Modification to be executed as of the day and year first above written.

BENEFICIARY:

WELLS FARGO BANK,
NATIONAL ASSOCIATION

By: 

Michael Wheeler, Vice President

TRUSTOR:

M & G PROPERTIES, L.L.C.

By: 

Nancy Graham Cagle, Member

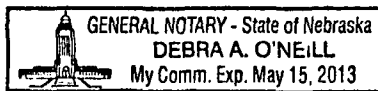
OBTAIN NOTARY ACKNOWLEDGMENTS

ORIGINAL

ACKNOWLEDGMENTS

STATE OF Nebraska
COUNTY OF Douglas SS.

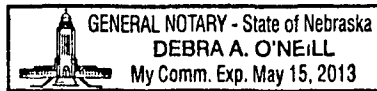
The foregoing instrument was acknowledged before me this 19th day of February, 2013, by Michael H. Wheeler, the Vice President of Wells Fargo Bank, National Association, on behalf of said bank.



Debra O'Neill
Notary Public
My Commission Expires: 5-15-13

STATE OF Nebraska
COUNTY OF Douglas SS.

The foregoing instrument was acknowledged before me this 19th day of February, 2013, by Nancy Graham Cagle, a Member of M & G Properties, LLC, a Nebraska Limited Liability Company, on behalf of said company.



Debra O'Neill
Notary Public
My Commission Expires: 5-15-13

EXHIBIT A
TO
MODIFICATION OF DEED OF TRUST AND
ASSIGNMENT OF RENTS AND LEASES

Legal Description of Property: 4454 & 4458 South 67th Street, Omaha, Nebraska 68117-1034

Real property in the City of Omaha, County of Douglas, State of Nebraska, described as follows:

SEW

A tract of land in the Northwest Quarter of Section 1, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows: Beginning at the Northwest corner of Section 1; thence along the center line of 72nd Street due South 1,664.8 feet; thence due East 33 feet to a point on the North property line of "J" Street; thence along the North property line of "J" Street South 88 degrees 56 minutes East 1,286.5 feet; thence continuing along the North line of "J" Street South 89 degrees 50 minutes East 460.05 feet; thence continuing along the North line of "J" Street South 81 degrees 57 minutes East 111.32 feet to the point of beginning; thence North 00 degrees 05 minutes West 397.0 feet; thence South 89 degrees 54 minutes East 314.2 feet to a point on the West property line of 67th Street; thence South 06 degrees 20 minutes West 435.37 feet along the West line of 67th Street to a point on the North line of "J" Street; thence North 81 degrees 57 minutes West 266.79 feet along the North line of "J" Street to the point of beginning.