



MISC 2016007687



FEB 01 2016 16:08 P 2

Fee amount: 16.00
FB: 0C-18132
COMP: CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
02/01/2016 16:08:20.00



2016007687

WHEN RECORDED MAIL TO:

Loan Operations
2829 N 90th St
Omaha, NE 68134

FOR RECORDER'S USE ONLY

350019642

MODIFICATION OF DEED OF TRUST



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THIS MODIFICATION OF DEED OF TRUST dated January 26, 2016, is made and executed between LMLC Northstar, LLC, a Colorado Limited Liability Company, whose address is 1999 Broadway STE 770, Denver, CO 80202; ("Trustor") and American National Bank, whose address is Commercial Real Estate, 8990 W Dodge Rd, Omaha, NE 68114 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated June 12, 2015 (the "Deed of Trust") which has been recorded in Douglas County, State of Nebraska, as follows:

Recorded on June 17, 2015 at Instrument No. 2015048479 in the Register of Deeds Office in Douglas County, Nebraska.

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

Lot 7, in INDIAN CREEK BUSINESS PARK, a subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska

The Real Property or its address is commonly known as 20020 Manderson Street, Elkhorn, NE 68022.

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

Increase the original principal balance of the above referenced Note to \$1,721,300.00.

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 JANUARY 26, 2016.


TRUSTOR:

LMLC NORTHSTAR, LLC

By: 
Donald Marcotte, Manager of LMLC Northstar, LLC

LENDER:

AMERICAN NATIONAL BANK

X 
Authorized Officer

MODIFICATION OF DEED OF TRUST
(Continued)

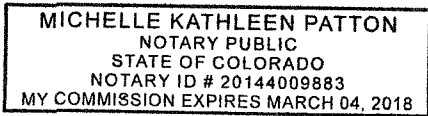
Loan No: 350019642

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Colorado)
) SS
COUNTY OF Denver)

On this 26th day of January, 20 16, before me, the undersigned Notary Public, personally appeared Donald Marcotte, Manager of LMLC Northstar, LLC, and known to me to be member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

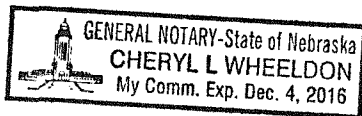


By Michelle Kathleen Patton
Printed Name: Michelle Kathleen Patton
Notary Public in and for the State of Colorado
Residing at 2308 S. Juniper Way, Lakewood, CO 80228
My commission expires March 4, 2018

LENDER ACKNOWLEDGMENT

STATE OF NE)
) SS
COUNTY OF Douglas)

On this 27th day of January, 20 16, before me, the undersigned Notary Public, personally appeared Daniel Baker, and known to me to be the VP, authorized agent for American National Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of American National Bank, duly authorized by American National Bank through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of American National Bank.



By Cheryl L. Wheeldon
Printed Name: Cheryl L. Wheeldon
Notary Public in and for the State of NE
Residing at Wyan
My commission expires 12/4/2016