



MISC 2012031794



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 Register of Deeds, Douglas County, NE  
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Return To: DUNDEE BANK BRANCH OF SECURITY STATE BANK

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## MODIFICATION OF DEED OF TRUST

**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is March 28, 2012. The parties and their addresses are:

**TRUSTOR (Grantor):**

**PIANO BUILDING, LLC**  
 A Nebraska Limited Liability Company  
 4910 Dodge St  
 Omaha, NE 68132

**TRUSTEE:**

**DUNDEE BANK, A BRANCH OF SECURITY STATE BANK**  
 a Nebraska Corporation  
 5015 Underwood Avenue  
 Omaha, NE 68132

**BENEFICIARY (Lender):**

**DUNDEE BANK A BRANCH OF SECURITY STATE BANK**  
 Organized and existing under the laws of Nebraska  
 5015 Underwood Ave  
 Omaha, NE 68132

Piano Building, LLC, A Nebraska Limited Liability Company

**1. BACKGROUND.** Grantor and Lender entered into a security instrument dated March 29, 2011 and recorded on April 6, 2011 (Security Instrument). The Security Instrument was recorded in the records of Douglas County, Nebraska at 2011030437 and covered the following described Property:

Piano Building, LLC  
 Nebraska Real Estate Modification  
 NE/4CROBINET00000000000624061032712N

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Initials \_\_\_\_\_  
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Expense CK. 002238 (2238)

Lot 1, Dougherty Place, an Addition to the City of Omaha, Douglas County, Nebraska

The property is located in Douglas County at 4910 Dodge St, Omaha, Nebraska 68132.

**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. 811175, dated March 29, 2011, from Grantor to Lender, with a loan amount of \$1,975,000.00 and maturing on April 1, 2012.

(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.

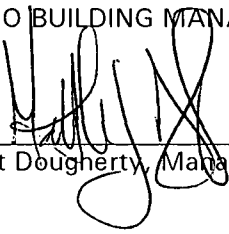
**5. ADDITIONAL TERMS.** The maximum obligation amount is increasing \$105,000.00 up from the original maximum obligation amount of \$1,975,000.00 to the new maximum obligation amount of \$2,080,000.00

**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:**

Piano Building, LLC

By PIANO BUILDING MANAGING MEMBER, LLC

By  \_\_\_\_\_  
Matt Dougherty, Managing Member

**ACKNOWLEDGMENT.**

State of Nebraska, County of Douglas, ss.

This instrument was acknowledged before me this 28 day of March, 2012 by Matt Dougherty, Managing Member of Piano Building Managing Member, LLC Member of Piano Building, LLC, a Limited Liability Company on behalf of the Limited Liability Company.

*Michelle L. Cross*

My commission expires:

12-01-15

(Notary Public)

