

MISC 2017067525



AUG 25 2017 10:24 P 3

X

Fee amount: 22.00
FB: 16-06540
COMP: MJ

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
08/25/2017 10:24:34.00



2017067525

WHEN RECORDED MAIL TO:

Mutual of Omaha Bank
Mail Code: BAZ-04050
4950 S 48th Street
Phoenix, AZ 85040

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated August 8, 2017, is made and executed between Re-Vest, LLC, a Nebraska limited liability company, whose address is 5216 S 23rd St, Omaha, NE 68107-2851 ("Trustor") and Mutual of Omaha Bank, whose address is Omaha Banking, 3333 Farnam St., Omaha, NE 68131 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated May 26, 2009 (the "Deed of Trust") which has been recorded in Douglas County, State of Nebraska, as follows:

Recorded June 1, 2009, #2009054974, Register of Deeds, Douglas County, State of Nebraska.

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

THE NORTH 68 FEET OF LOTS THIRTEEN (13) AND FOURTEEN (14), CLARK'S ST. MARY'S AVENUE ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

The Real Property or its address is commonly known as 563 S 26th Ave, Omaha, NE 68105-4123. The Real Property tax identification number is 1388 0002 08.

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

Increase principal amount to \$305,000.00.

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 endorser 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 AUGUST 8, 2017.

**MODIFICATION OF DEED OF TRUST
(Continued)**

TRUSTOR:

RE-VEST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

By: *Rodney J. Krimmel*
Rodney J. Krimmel, Manager of Re-Vest, LLC, a Nebraska limited liability company

LENDER:

MUTUAL OF OMAHA BANK

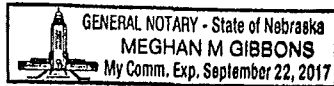
X *[Signature]*
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Nebraska)
) SS
COUNTY OF Douglas)

On this 10th day of August, 20 17, before me, the undersigned Notary Public, personally appeared Rodney J. Krimmel, Manager of Re-Vest, LLC, a Nebraska limited liability company, 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 *Meghan Gibbons*
Printed Name: Meghan Gibbons
Notary Public in and for the State of NE
Residing at Omaha, NE
My commission expires 9.22.17



MODIFICATION OF DEED OF TRUST
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Nebraska)
) SS
COUNTY OF Douglas)

On this 10th day of August, 20 17, before me, the undersigned Notary Public, personally appeared Forrest Neumann, and known to me to be the V.P., authorized agent for Mutual of Omaha Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Mutual of Omaha Bank, duly authorized by Mutual of Omaha 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 Mutual of Omaha Bank.



By Meghan Gibbons
Printed Name: Meghan Gibbons
Notary Public in and for the State of NE
Residing at Omaha, NE
My commission expires 9.22.17