

TRACT INDEX \_\_\_\_\_  
COMPUTER \_\_\_\_\_  
COMPARED \_\_\_\_\_  
PAGED \_\_\_\_\_

State of Nebraska Gage County ss. Entered  
Numerical Index and filed for record the  
10 day of Apr, 2015  
at 11:15 o'clock AM, and recorded as

INSTRUMENT NO. **2015-01007**



Register of Deeds

Pages 3 By JN  
Recording Fees \$22.00  
Totals Fees \$22.00

**WHEN RECORDED MAIL TO:**

First State Bank Nebraska  
Cortland Branch  
223 W. 4th Street  
P.O. Box 202  
Cortland, NE 68331

**FOR RECORDER'S USE ONLY**

## MODIFICATION OF DEED OF TRUST

**THIS MODIFICATION OF DEED OF TRUST dated April 7, 2015, is made and executed between WILMA M. SCHMIDT TRUST, whose address is 330 N Oak St, Clatonia, NE 68328-0097 ("Trustor") and First State Bank Nebraska, whose address is Cortland Branch, 223 W. 4th Street, P.O. Box 202, Cortland, NE 68331 ("Lender").**

**DEED OF TRUST.** Lender and Trustor have entered into a Deed of Trust dated May 28, 2009 (the "Deed of Trust") which has been recorded in Gage County, State of Nebraska, as follows:

**JUNE 4, 2009, GAGE COUNTY, INST. NO. 2009-1851.**

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

THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 6 EAST, OF THE 6TH P.M., GAGE COUNTY, NEBRASKA; AND

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, EXCEPT THE FOLLOWING DESCRIBED TRACTS:

PARCEL A: THAT PART OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, ON AN ASSIGNED BEARING OF SOUTH 00°00'00" WEST 174.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST 33.00 FEET; THENCE SOUTH 60°41'04" EAST 181.24 FEET; THENCE SOUTH 55°50'18" EAST 220.11 FEET; THENCE SOUTH 63°53'25" EAST 66.58 FEET; THENCE SOUTH 80°03'32" EAST 49.02 FEET; THENCE SOUTH 00°00'00" WEST 326.90 FEET; THENCE SOUTH 90°00'00" WEST 481.23 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 00°00'00" EAST 577.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE PURPOSES OF THIS LEGAL DESCRIPTION THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17; HAS AN ASSUMED BEARING OF SOUTH 89°54'48" EAST. BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE EASTERLY SOUTH 89°54'48" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, 481.13 FEET; THENCE SOUTHERLY SOUTH 00°41'08" WEST 430.22 FEET; THENCE WESTERLY NORTH 79°21'10" WEST, 48.96 FEET; THENCE NORTHWESTERLY NORTH 63°12'35" WEST, 66.61 FEET; THENCE NORTHWESTERLY NORTH 55°08'06" WEST, 220.15 FEET; THENCE NORTHWESTERLY NORTH 59°58'41" WEST, 181.19 FEET; THENCE WESTERLY NORTH 89°19'05" WEST, 32.98 FEET, TO A POINT OF INTERSECTION ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17; THENCE NORTHERLY ON SAID WEST LINE, 174.97 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C: THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

INSTRUMENT NO. **2015-01007**

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

Loan No: 60051579

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FOR THE PURPOSES OF THE LEGAL DESCRIPTION THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, HAS AN ASSUMED BEARING OF SOUTH 89°54'48" EAST. BEGINNING AT NORTH QUARTER CORNER OF SECTION THENCE SOUTHERLY SOUTH 00°26'36" WEST, ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, 365.74 FEET; THENCE WESTERLY SOUTH 88°37'29" WEST, 347.68 FEET; THENCE SOUTHERLY SOUTH 07°25'26" WEST, 180.88 FEET; THENCE WESTERLY NORTH 89°22'46" WEST, 1774.03 FEET; THENCE NORTHERLY NORTH 00°41'08" EAST, 537.49 FEET, TO A POINT OF INTERSECTION ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17; THENCE EASTERLY SOUTH 89°54'48" EAST, ON SAID NORTH LINE, 2141.27 FEET, TO THE TRUE POINT OF BEGINNING.

The Real Property or its address is commonly known as N1/2 NW1/4, S1/2, NW1/4 17-6-6 Gage County 80 Acres, Cortland, NE 68328-0097. The Real Property tax identification number is 002667000.

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

**THE MAXIMUM OBLIGATION LIMIT ON THE DEED OF TRUST AS DESCRIBED ABOVE IS BEING INCREASED FROM \$77,553.15 TO NOW BE \$500,000. AN INCREASE OF \$422,446.85.**

**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 APRIL 7, 2015.**

**TRUSTOR:**

**WILMA M. SCHMIDT TRUST**

By: 

Charles E Schmidt, Trustee of WILMA M. SCHMIDT TRUST

**LENDER:**

**FIRST STATE BANK NEBRASKA**

x   
Lana Musil, Loan Officer

MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 60051579

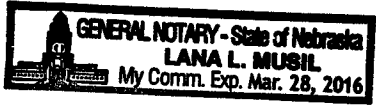
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TRUST ACKNOWLEDGMENT

STATE OF Nebraska )  
 )  
COUNTY OF Gage ) SS  
 )

On this 7th day of April, 20 15, before me, the undersigned Notary Public, personally appeared Charles E Schmidt, Trustee of WILMA M. SCHMIDT TRUST, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Lana L Musil  
Printed Name: Lana L. Musil  
Notary Public in and for the State of Nebraska  
Residing at \_\_\_\_\_  
My commission expires 3-28-16



LENDER ACKNOWLEDGMENT

STATE OF Nebraska )  
 )  
COUNTY OF GAGE ) SS  
 )

On this 7 day of April, 20 15, before me, the undersigned Notary Public, personally appeared Lana Musil, and known to me to be the Loan Officer, authorized agent for First State Bank Nebraska that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of First State Bank Nebraska, duly authorized by First State Bank Nebraska 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 First State Bank Nebraska.

By [Signature]  
Printed Name: Roger J Olson  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires 10-4-2016

