

**WHEN RECORDED MAIL TO:**

West Gate Bank  
P. O. Box 82603  
6003 Old Cheney Rd  
Lincoln, NE 68516

**FOR RECORDER'S USE ONLY**

**MODIFICATION OF DEED OF TRUST**

**THIS MODIFICATION OF DEED OF TRUST** dated January 26, 2018, is made and executed between Real Growth, LLC, a Nebraska limited liability company, whose address is 2045 S Folsom St Suite A, Lincoln, NE 68522 ("Trustor") and West Gate Bank, whose address is P. O. Box 82603, 6003 Old Cheney Rd, Lincoln, NE 68516 ("Lender").

**DEED OF TRUST.** Lender and Trustor have entered into a Deed of Trust dated December 13, 2017 (the "Deed of Trust") which has been recorded in Lancaster County, State of Nebraska, as follows:

Recorded on December 14, 2017 in the office of the Register of Deeds of Lancaster County Nebraska, Instrument No. 2017052081.

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

- Parcel A: Lot 10, Block 2; in Stone Bridge Creek 5th Addition, Lincoln, Lancaster County, Nebraska
- Parcel B: Lot 12, Block 2; in Stone Bridge Creek 5th Addition, Lincoln, Lancaster County, Nebraska
- Parcel C: Lot 17, Block 2; in Stone Bridge Creek 5th Addition, Lincoln, Lancaster County, Nebraska
- Parcel D: Lot 21, Block 3; in Stone Bridge Creek 5th Addition, Lincoln, Lancaster County, Nebraska
- Parcel E: Lot 22, Block 3; in Stone Bridge Creek 5th Addition, Lincoln, Lancaster County, Nebraska

The Real Property or its address is commonly known as 7343 N 19th St, Lincoln, NE 68521, 7321 N 19th St, Lincoln, NE 68521, 7217 N 19th St, Lincoln, NE 68521, 7205 Dorchester Ct, Lincoln, NE 68521, and 7201 Dorchester Ct, Lincoln, NE 68521.

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

Increase the principal amount on the Promissory Note dated December 13, 2017 in the original principal amount of \$800,000.00 to \$1,235,000.00.

Deed of Trust shall encumber the following Real Property in addition to the above properties:

- Parcel F: Lot 2, Block 4, in Stone Bridge Creek 5th Addition, Lincoln, Lancaster County, Nebraska  
AKA: 1811 Redstone Rd, Lincoln, NE 68521
- Parcel G: Lot 3, Block 4, in Stone Bridge Creek 5th Addition, Lincoln, Lancaster County, Nebraska  
AKA: 1812 Redstone Rd, Lincoln, NE 68521.

**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, 2018.**

**TRUSTOR:**

**REAL GROWTH, LLC**

By:   
Steven M Champoux, Managing Member of Real Growth, LLC

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MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 8019473B

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LENDER:

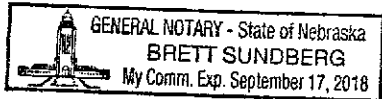
WEST GATE BANK

x Brett Sundberg  
Brett Sundberg, Loan Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Nebraska )  
 ) SS  
COUNTY OF Lancaster )

On this 26<sup>th</sup> day of January, 20 18, before me, the undersigned Notary Public, personally appeared **Steven M Champoux, Managing Member of Real Growth, 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 Brett Sundberg  
Printed Name: Brett Sundberg  
Notary Public in and for the State of Ne  
Residing at Lincoln  
My commission expires 9/17/18

LENDER ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, before me, the undersigned Notary Public, personally appeared **Brett Sundberg**, and known to me to be the **Loan Officer**, authorized agent for **West Gate Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **West Gate Bank**, duly authorized by **West Gate 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 **West Gate Bank**.

By \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_