

MISC 2017065148



AUG 17 2017 16:32 P 3

Fee amount: 22.00
FB: 0C-35982
COMP: CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
08/17/2017 16:32:22.00



2017065148

Return To: LOAN DEPARTMENT, Dundee Bank, a branch of Security State Bank, 5015 Underwood Avenue, Omaha, NE 68132

Space Above This Line For Recording Data

MODIFICATION OF DEED OF TRUST

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is August 14, 2017. The parties and their addresses are:

TRUSTOR (Grantor):

ELKHORN RIDGE, LLC
A Nebraska Corporation
1941 S 42nd St Suite 550
Omaha, NE 68105

ELKHORN RIDGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

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

1. BACKGROUND. Grantor and Lender entered into a security instrument dated JUNE 23, 2016 and recorded on JUNE 23, 2016 (Security Instrument). The Security Instrument was recorded in the records of Douglas County, Nebraska at 2016049305 and covered the following described Property:

Elkhorn Ridge, LLC
Nebraska Real Estate Modification
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LOT 3, SKYLINE COUNTRY NORTH REPLAT NO. 1, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

The property is located in Douglas County at 1315 N 205th St, Omaha, Nebraska 68022.

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 and Future Advances. 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. 813445, dated June 23, 2016, from Grantor to Lender, with a loan amount of \$1,670,000.00, with an interest rate of 4.500 percent per year and maturing on June 23, 2018.

(b) Future Advances. All future advances from Lender to Grantor under the Specific Debts executed by Grantor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Grantor either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

(c) 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 WILL INCREASE BY \$50,000.00, FROM THE ORIGINAL MAXIMUM OBLIGATION AMOUNT OF \$1,670,000.00 TO THE NEW MAXIMUM OBLIGATION AMOUNT OF \$1,720,000.00

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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:

Elkhorn Ridge, LLC,

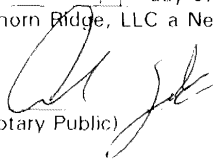
By 
Eric A Wieseler, Manager

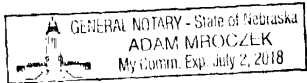
ACKNOWLEDGMENT.

State OF Nebraska, County OF Douglas ss.

This instrument was acknowledged before me this 14 day of August, 2018 by Eric A Wieseler - Manager of Elkhorn Ridge, LLC a Nebraska corporation, on behalf of the corporation.


My commission expires:
July 2, 2018


(Notary Public)



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