

AFTER RECORDING RETURN TO:
FT Mortgage Companies dba Sunbelt
National Mortgage
4647 N. 32nd Street, Suite 110
Phoenix, AZ 85018

Loan Number: 14361091 [Space Above This Line For Recording Data]

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), effective this 13th day of December, 1999, between Douglas M. Rowley and Valerie Rowley, husband and wife

and FT Mortgage Companies dba Sunbelt National Mortgage ("Borrower")
("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated May 19, 1999 and recorded in Book 142, Page 67 of the Official Records of Lincoln, Nevada, (Name of Records) [County and State, or other Jurisdiction] and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at 4 Quail Hills, Alamo, NV 89001 [Property Address]

the real property described being set forth as follows:
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART

HEREOF INITIALS *DR* INITIALS *VR* INITIALS _____ INITIALS _____
LOAN MODIFICATION AGREEMENT Page 1 of 3
(FNMA Modified Form 3179 2/88)



Loan Number: 14361091

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of December 13, 1999, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 89,700.00, consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.

2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 7.625%. from JANUARY 1, 2000. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 634.89, beginning on the 1st day of February, 2000, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on January 1, 2030 (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payments at P.O. Box 146, Memphis, TN 38101-146 or at such

other place as the Lender may require.

3. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

4. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date in

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partly incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

INITIALS NR INITIALS NR INITIALS _____ INITIALS _____
LOAN MODIFICATION AGREEMENT Page 2 of 3
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5. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

FT Mortgage Companies dba Sunbelt National Mortgage - Lender

(Seal)

Douglas M. Rowley
Douglas M. Rowley - Borrower

(Seal)

By: *[Signature]* _____

Valerie Rowley
Valerie Rowley - Borrower

(Seal)

(Seal)
-Borrower

(Seal)
-Borrower

[See Attached Acknowledgments]



Loan Number: 14361091

Rowley

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 1
SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL NO. 4, AS SHOWN ON PARCEL MAP FOR KARL SCHMIDT, CLARK M. HARDY AND LORNA HARDY, AND TIMOTHY AND YVONNE MASON, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON DECEMBER 21, 1998, IN BOOK 8, PAGE 174 OF PLATS, AS FILE NO. 112049, LOCATED IN A PORTION OF SE 1/4, SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M.



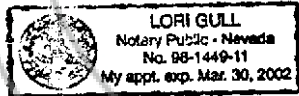
INDIVIDUAL ACKNOWLEDGMENT

Loan Number: 14361091

State of Nevada §

County of Lincoln §

This instrument was acknowledged before me on December 19, 1999
by Douglas M. Rowley and Valerie Rowley



Lori Gull
Notary Public

Individual Acknowledgment (Multistate)
THE COMPLIANCE SOURCE, INC.
To Order Call: (972) 980-2178 Fax (972) 392-2891
www.compliance.com



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CORPORATE ACKNOWLEDGMENT

State of Arizona §
County of Maricopa §

The foregoing instrument was acknowledged before me on January 5, 2000 [date],
by Rose McCullough [name of officer or agent, title of officer or agent] of National Mortgage Mortgage Companies dba Sunbelt
[state or place of incorporation], on behalf of the corporation. [name of corporation acknowledging].

Susan Johnston
Notary Public, State of Arizona
My Commission Expires: 5/23/2003

(Seal)



Corporate Acknowledgment (Multistate)
THE COMPLIANCE SOURCE, INC.
To Order Call: (972) 980-2178 - Fax (972) 392-2891
www.compliance-source.com

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NO. **114813**

FILED AND RECORDED AT REQUEST OF
FT Mortgage Companies

July 11, 2000

AT 54 MINUTES PAST 11 O'CLOCK

AM IN BOOK 149 OF OFFICIAL

RECORDS PAGE 240 LINCOLN

COUNTY, NEVADA.

Leslie Boucher

COUNTY RECORDER
By Denise Seely Deputy

BOOK **149** PAGE **246**