

LINCOLN COUNTY, NV **2022-162597**  
\$37.00  
Rec:\$37.00 **06/23/2022 10:22 AM**  
GATEWAY FIRST BANK - MORTGAGE - POSTgs=6 KC  
OFFICIAL RECORD  
AMY ELMER, RECORDER

Gateway Mortgage, a division of Gateway First Bank  
244 South Gateway Place  
Jenks, OK 74037  
NMLS# 7233; Originator: Ryan Roberts, NMLS# 248750  
Loan Number: 13555867M  
Parcel No.: 001-201-74

Return to:  
Gateway Mortgage  
244 S. Gateway Pl.  
Jenks, OK 74037

(Space Above This Line For Recording Data)

MERS Phone: 1-888-679-6377  
MIN: 100287715005438275

## LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this **21st day of June, 2022**, between **Jason Nels Williams and Anna C Williams, husband and wife** ("Borrower") and **Gateway Mortgage, a division of Gateway First Bank** ("Lender"), and **Mortgage Electronic Registration Systems, Inc.**, ("MERS") ("Mortgagee/Beneficiary"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **October 29, 2021** and recorded in Book or Liber **2021-161564**, at page(s) **18 AE**, of the **Official Record**, Records of **Lincoln County, NEVADA**, 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:

**415 Airport Rd  
Pioche, NV 89043**  
(Property Address)

the real property described being set forth as follows:

**PARCEL TWO (2) AS SHOWN BY THE SUBSEQUENT PARCEL MAP OF CURT PHILLIPS AND GERRI PHILLIPS IN BOOK D, PAGE 0236 AS DOCUMENT NO. 0152189 RECORDED ON JUNE 15, 2017, IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

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):

LOAN MODIFICATION AGREEMENT—Single Family—Fannie Mae UNIFORM INSTRUMENT with MERS Form 3179 1/01

IDS, Inc. - 31927

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Borrower(s) Initials

(Rev. 1/14)  
*JW* *ACW*



1. As of **June 21, 2022**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$350,550.00**, consisting of the unpaid amount(s) loaned to Borrower by Lender and any interest and other amounts capitalized.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **4.000%**, from **June 21, 2022**. Borrower promises to make monthly payments of principal and interest of U.S. **\$1,703.58**, beginning on the **1st day of August, 2022**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **4.000%** will remain in effect until principal and interest are paid in full. If on **July 1, 2051** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

Borrower will make such payments at

**Gateway Mortgage, a division of Gateway First Bank**  
**244 South Gateway Place**  
**Jenks, OK 74037**

or at such other place as Lender may require.

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

If Lender exercises this option, Lender shall give 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 Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that 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 specified in paragraph No. 1 above:
  - (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 partially 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.
5. Borrower understands and agrees that:
  - (a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
  - (b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by

LOAN MODIFICATION AGREEMENT—Single Family—Fannie Mae UNIFORM INSTRUMENT with MERS Form 3179 1/01

IDS, Inc. - 31927

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Borrower(s) Initials JW WJ (Rev. 4/14)



operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

- (c) 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.
- (d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- (e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.
- (f) **"MERS" is Mortgage Electronic Registration Systems, Inc.** MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the (Mortgagee/Beneficiary) of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of **Delaware**, and has an address and telephone number of **P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.**
- (g) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging .



Kim Canady (Seal)  
Gateway Mortgage, a division of -Lender  
Gateway First Bank

By: Kim Canady, Supervisor Doc Work & Shipping

6/22/2022  
Date of Lender's Signature

Jason Nels Williams (Seal)  
-Borrower

Anna C Williams (Seal)  
Anna C Williams -Borrower

Kim Canady (Seal)  
Mortgage Electronic Registration -Mortgagee  
Systems, Inc.

\_\_\_\_ (Seal)  
-Borrower



STATE OF Utah ~~NEVADA~~, Washington County ss:

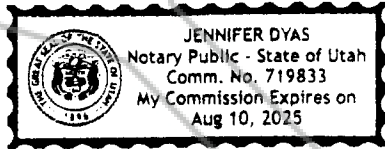
The foregoing instrument was acknowledged before me this 21 day of June, 2022  
by Jason Nels Williams and Anna C Williams.

Witness my hand and official seal.

My Commission Expires: 8-10-2025

Jennifer Dyas  
Notary Public

(Seal)



State of Oklahoma  
County of Tulsa

The foregoing instrument was acknowledged before me this 22nd day of June, 2022

by Kim Casady, Supervisor Doc Intake + Shipping of Gateway Mortgage, a division of Gateway First Bank, a corporation organized under the laws of Oklahoma, and that for and on behalf of the said corporation, and as its act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Annette Reeves  
Notary Public



STATE of Oklahoma  
COUNTY of Tulsa

This instrument was acknowledged before me on this 22nd day of June, 2022, by Kim Curady, Supervisor, Doc intake + Shipping, a Nominee for Lender Mortgage Electronic Registration Systems, INC, on behalf of said Lender.

My Commission Expires: \_\_\_\_\_



Annette Reeves  
Notary Public

Loan originator (Organization): Gateway Mortgage, a division of Gateway First Bank; NMLS #: 7233  
Loan originator (Individual): Ryan Roberts; NMLS #: 248750

