

Order No. TO-20711-SME-A

WHEN RECORDED MAIL TO:

Name DENNIS L. JUDD, TRUSTEE
Street Address PO BOX 307
City, State, Zip SEBASTOPOL CA 95473

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MODIFICATION OF DEED OF TRUST

THIS AGREEMENT, made this 9th day of February 2023, between WOOD ROAD TIC THEODORE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33.33333% INTEREST AND WOOD ROAD TIC ALEXANDER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33.33333% INTEREST AND WOOD ROAD TIC HELEN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33.33334% INTEREST, the owners of the property granted and conveyed under that certain Deed of Trust specified below and hereinafter referred to as TRUSTOR; FIDELITY NATIONAL TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE under said Deed of Trust; and DENNIS L. JUDD, TRUSTEE OF THE 2000 DENNIS L. JUDD REVOCABLE TRUST, as present owner and holder of the indebtedness secured thereby and hereinafter referred to as BENEFICIARY.

RECITALS:

This Modification is entered into upon the basis of the following facts and understandings of the parties:

- A. This Modification pertains to that certain Deed of Trust dated as of June 9, 2021, executed by Trustors to Fidelity National Title Company, as Trustee, in Trust, in favor of Rio Nido Lounge, LLC, a California limited liability company as original Beneficiary, and recorded June 11, 2021, as Series Number 2021069169, of the Official Records of Sonoma County, State of California. Deed of Trust was assigned to current Beneficiary, November 14, 2021, recorded December 3, 2021 as Series Number 2021132235 of Official Records of Sonoma County, State of California.
- B. NOW THEREFORE, the parties hereto agree as follows:
 1. The Deed of Trust is hereby modified for the sole purpose of correcting, substituting and amending the legal description **AS TO TRACT FOUR ONLY** of the secured property. Trustor hereby irrevocably grants and conveys to Trustee, in Trust, with power of sale, the following described property located in Sonoma County, California:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN

2. The real property and the whole thereof described above and in the Deed of Trust as herein modified shall remain subject to the lien, charge or encumbrance of the Deed of Trust and nothing herein contained or done pursuant hereto shall affect or be construed to affect the liens, charges or encumbrances of the Deed of Trust, or the priority thereof over other liens, charges or encumbrances, or to release or affect the liability of any party or parties who may now or hereafter be liable under or on account of said promissory notes and/or the Deed of Trust.

DOCUMENT IS SIGNED IN COUNTERPART

3. All terms and conditions of the Deed of Trust not expressly modified herein remain in full force and effect, without waiver or amendment. This modification and the Deed of Trust shall be read together, as one document.
4. The legal description AS TO TRACT FOUR ONLY, set forth above entirely replaces the original legal description, AS TO TRACT FOUR ONLY, in the Deed of Trust as originally recorded.

IN WITNESS WHEREOF, the parties hereto have caused this Modification to be executed as of the day and year first written above.

TRUSTORS:

Wood Road TIC Theodore LLC,
a California limited liability company

By: 
Theodore Christos, Manager

~~Wood Road TIC Alexander LLC,
a California limited liability company~~

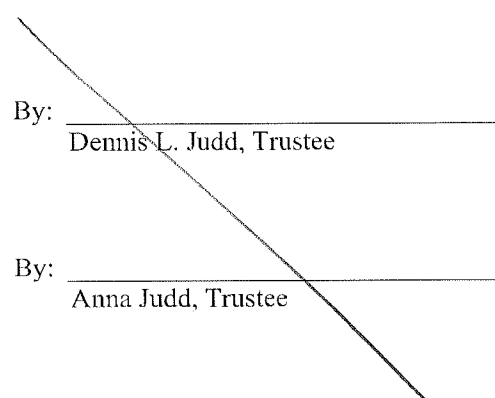
~~By: _____
Alexander Christos, Manager~~

~~Wood Road TIC Helen LLC,
a California limited liability company~~

~~By: _____
Helen Christos, Manager~~

BENEFICIARY:

The 2000 Dennis L. Judd Revocable Trust

By: 
Dennis L. Judd, Trustee

~~By: _____
Anna Judd, Trustee~~

3. All terms and conditions of the Deed of Trust not expressly modified herein remain in full force and effect, without waiver or amendment. This modification and the Deed of Trust shall be read together, as one document.
4. The legal description AS TO TRACT FOUR ONLY, set forth above entirely replaces the original legal description, AS TO TRACT FOUR ONLY, in the Deed of Trust as originally recorded.

IN WITNESS WHEREOF, the parties hereto have caused this Modification to be executed as of the day and year first written above.

TRUSTORS:

Wood Road TIC Theodore LLC,
a California limited liability company

By: _____
Theodore Christos, Manager

Wood Road TIC Alexander LLC,
a California limited liability company

By: Alex Christ
Alexander Christos, Manager

Wood Road TIC Helen LLC,
a California limited liability company

By: _____
Helen Christos, Manager

BENEFICIARY:

The 2000 Dennis L. Judd Revocable Trust

By: _____
Dennis L. Judd, Trustee

By: _____
Anna Judd, Trustee

3. All terms and conditions of the Deed of Trust not expressly modified herein remain in full force and effect, without waiver or amendment. This modification and the Deed of Trust shall be read together, as one document.
4. The legal description AS TO TRACT FOUR ONLY, set forth above entirely replaces the original legal description, AS TO TRACT FOUR ONLY, in the Deed of Trust as originally recorded.

IN WITNESS WHEREOF, the parties hereto have caused this Modification to be executed as of the day and year first written above.

TRUSTORS:

Wood Road TIC Theodore LLC,
a California limited liability company

By: _____
Theodore Christos, Manager

Wood Road TIC Alexander LLC,
a California limited liability company

By: _____
Alexander Christos, Manager

Wood Road TIC Helen LLC,
a California limited liability company

By: Helen Christos
Helen Christos, Manager

BENEFICIARY:

The 2000 Dennis L. Judd Revocable Trust

By: _____
Dennis L. Judd, Trustee

By: _____
Anna Judd, Trustee

3. All terms and conditions of the Deed of Trust not expressly modified herein remain in full force and effect, without waiver or amendment. This modification and the Deed of Trust shall be read together, as one document.
4. The legal description AS TO TRACT FOUR ONLY, set forth above entirely replaces the original legal description, AS TO TRACT FOUR ONLY, in the Deed of Trust as originally recorded.

IN WITNESS WHEREOF, the parties hereto have caused this Modification to be executed as of the day and year first written above.

TRUSTORS:

Wood Road TIC Theodore LLC,
a California limited liability company

By: _____
Theodore Christos, Manager

Wood Road TIC Alexander LLC,
a California limited liability company

By: _____
Alexander Christos, Manager

Wood Road TIC Helen LLC,
a California limited liability company

By: _____
Helen Christos, Manager

BENEFICIARY:

The 2000 Dennis L. Judd Revocable Trust

By: _____
Dennis L. Judd, Trustee

By: _____
Anna Judd, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF Sono m d)

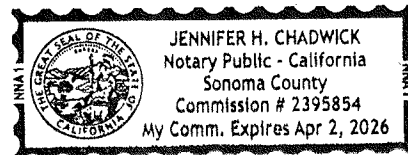
On February 9, 2023, before me, Jenni K. H. Christwick —, Notary Public, personally appeared THEODORE CHRISTOS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

re James H. Andrews
Notary Public



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared ALEXANDER CHRISTOS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

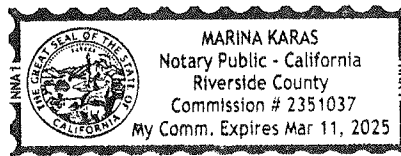
STATE OF CALIFORNIA)
COUNTY OF Riverside) ss.

mk On February 9, 2023, before me, MARINA KARAS, Notary Public, personally appeared HELEN CHRISTOS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marina Karas



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

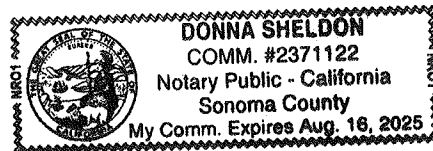
STATE OF CALIFORNIA)
COUNTY OF Sonoma) ss.

On Feb 9th, 2023, before me, Donna Sheldon, Notary Public, personally appeared DENNIS L. JUDD, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Sonoma) ss.

On Feb 9th, 2023, before me, Donna Sheldon, Notary Public, personally appeared ANNA JUDD, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

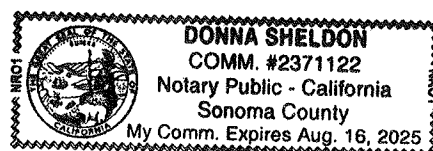


EXHIBIT "A"

NEW LEGAL DESCRIPTION OF TRACT FOUR OF DEED OF TRUST

The land referred to herein, is situated in the unincorporated area of the County of Sonoma, State of California, and is described as follows:

RESULTANT LEGAL FOR 14520 CANYON 7 RD:

PARCEL ONE:

Being a portion of the certain Record of Survey filed December 30, 1970, in Book 153 of Maps, at Page 12, Sonoma County Records, and more particularly described as follows:

Beginning at a set 1" outside diameter iron pipe and tag (R.C.E. 8720) located at the common southerly corners of Tracts A & B as shown upon the aforementioned Record of Survey; thence S 71°52'07" 135.06 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 7°54'14" W 102.25 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 30°44'16" E 109.36 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 10°53'33" E 89.67 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 04°38'57" W 144.76 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 68°50'49" W 84.68 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 74°15'51" W 202.74 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 24°36'11" W 74.93 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 23°52'06" E 98.91 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 2° 15' 44" E 80.16 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 26°52'37" W 55.30 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 2°11'45" E 56.91 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 25°15'12" E 104.59 to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 63°38'36" E 72.78 to the point of beginning.

Excepting from Parcel One herein, that portion described in the Grant Deed to Richard L. Holling, et ux, and recorded on September 11, 1996, under Document No. 1996-0080936, of Official Records.

PARCEL TWO:

Being a portion of the lands delineated as Madrona Road on Map No. 14 being Redwood Valley Subdivision, Rio Nido, Formerly Eagle Nest, recorded in Book 27 of Maps, page 15 and as shown on a Record of Survey recorded in Book 153 of Maps, Page 12, on file in the office of the Sonoma County Recorder, and being more particularly described as follows:

Commencing at the most southerly corner of the lands of Vincent P. Walsh and Dorothy C. Walsh as recorded in Document No. 1980-0013516, Parcel "A" and delineated as Tract "A" as shown on said Record of Survey marked by a found 1 inch outside diameter iron pipe; also, from said point of commencement a found 1 inch outside diameter iron pipe marking the Northwest corner of Lot 700 as shown on said Record of Survey bears N 22°20'46" E, 193.36 feet; thence along the Easterly line of the said lands of Walsh N7°54'05" W, 33.42 feet to the point of beginning of the hereinafter described parcel of land; thence from said point of beginning and continuing along said Easterly line N 7°54'05" W, 68.87 feet to a found 1 inch outside diameter iron pipe; thence continuing along the Westerly line N 30°41'19" E, 91.44 feet to a point from which a found 1 inch outside diameter iron pipe found on said Easterly line bears N 30°41'19" E, 17.84 feet; thence leaving said Easterly line S 14° 12'55" W, 151.50 feet to the point of beginning.

Exception therefrom, PARCEL A

The land referred to is situated in the unincorporated area of the County of Sonoma, State of California, being a portion of the Lands of Wood Road TIC Theodore LLC, Wood Road TIC Alexander LLC, Wood Road TIC Helen LLC as described in Document Number 2021-069168, Tract Four, and is more particularly described as follows:

Beginning at a point on the easterly line on The Lands of Jeanet G. Wright filed as described in Book 1724 of Official Records at Page 475, Sonoma County Records, from which a 1/2" iron pipe tagged RCE 8720 bears North 10°00'06" East, 51.79 feet;

Thence North 79°59'54" West, 28.20 feet point on the westerly boundary of said Lands of Wright from which bears North 10°00'06" East, 3.21 the southeasterly corner said Lands of Wright

Thence leaving said westerly boundary, North 79°59'54" West, 129.56 feet to a point on the westerly boundary of said Lands of Wood Road TIC Theodore LLC, et al;

Thence along the boundary of said Lands of Wood Road TIC Theodore LLC, et al in a southerly direction, the following courses:

South 25°15'12" East, 42.94 feet;

South 63°38'36" East, 72.78 feet;

South 71°52'07" East, 135.06 feet to the southeasterly corner of said Lands of Wood Road TIC Theodore LLC, et al, being marked with a 3/4" iron pipe with no tag;

Thence continuing along the easterly boundary of said Lands of Wood Road TIC Theodore LLC, et al, North 07°54'14" West, 33.42 feet;

Thence continuing along the easterly boundary of said Lands of Wood Road TIC Theodore LLC, et al, North 14°14'55" East, 42.98 feet more or less to a point which bears South 79°59'54" East from **the Point of Beginning**;

Thence leaving the easterly boundary of said Lands of Wood Road TIC Theodore LLC, et al, North 79°59'54" West, 129.56 feet to the **Point of Beginning**.

The basis of bearings used in this description is based on two 3/4" iron pipes with no tag as shown on the Record of Survey filed in Book 153 of Maps at Page 12, Sonoma County Records. (South 10°53'33" East, 89.67 feet)

APNs: PTN 070-300-061 & PTN 070-300-014

RESULTANT LEGAL FOR: 14550 CANYON 2 RD:

The land referred to is situated in the unincorporated area of the County of Sonoma, State of California, being a portion of the Lands of Wood Road TIC Theodore LLC, Wood Road TIC Alexander LLC, Wood Road TIC Helen LLC as described in Document Number 2021-069168, Tract Four, and is more particularly described as follows:

Beginning at a point on the easterly line on The Lands of Jeanet G. Wright filed as described in Book 1724 of Official Records at Page 475, Sonoma County Records, from which a 1/2" iron pipe tagged RCE 8720 bears North 10°00'06" East, 51.79 feet;

Thence North 79°59'54" West, 28.20 feet point on the westerly boundary of said Lands of Wright from which bears North 10°00'06" East, 3.21 the southeasterly corner said Lands of Wright

Thence leaving said westerly boundary, North 79°59'54" West, 129.56 feet to a point on the westerly boundary of said Lands of Wood Road TIC Theodore LLC, et al;

Thence along the boundary of said Lands of Wood Road TIC Theodore LLC, et al in a southerly direction, the following courses:

South 25°15'12" East, 42.94 feet;

South 63°38'36" East, 72.78 feet;

South 71°52'07" East, 135.06 feet to the southeasterly corner of said Lands of Wood Road TIC Theodore LLC, et al, being marked with a 3/4" iron pipe with no tag;

Thence continuing along the easterly boundary of said Lands of Wood Road TIC Theodore LLC, et al, North 07°54'14" West, 33.42 feet;

Thence continuing along the easterly boundary of said Lands of Wood Road TIC Theodore LLC, et al, North 14°14'55" East, 42.98 feet more or less to a point which bears South 79°59'54" East from **the Point of Beginning**;

Thence leaving the easterly boundary of said Lands of Wood Road TIC Theodore LLC, et al, North 79°59'54" West, 129.56 feet to the **Point of Beginning**.

APNs: PTN 070-300-014 & PTN 070-300-061

The basis of bearings used in this description is based on two 3/4" iron pipes with no tag as shown on the Record of Survey filed in Book 153 of Maps at Page 12, Sonoma County Records. (South 10°53'33" East, 89.67 feet)