

SCANNED



Space above this line for County Recorder use only _____

AMENDMENT TO DEED OF TRUST

THIS AGREEMENT is made on this 24th day of January, 2018 between **William T Hale and Kristin Hale husband and wife**, (herein "Borrower") whose address is **18307 Branson Fls, San Antonio, TX 78255** and **Wells Fargo Bank, N.A.** whose address is **101 North Phillips Avenue, Sioux Falls, SD 57104** (herein "Lender"). With respect to that promissory note dated **February 8, 2017**, secured by a Deed of Trust of the same date in the amount of **\$417,000.00**. Made by borrower to **Wells Fargo Bank, N.A.** and recorded on **5/18/2017** in the office of **Bexar County** as Document number **20170094264** and/or in Book/Liber **n/a**, Page **n/a**, secured by the following described property located in the County of **Bexar, State of Texas**:

SEE ATTACHED "LEGAL DESCRIPTION"

WHEREAS, Borrower is indebted to Lender under the note and Deed of Trust described above;

NOW THEREFORE, for and in consideration of the benefits flowing to each of the parties hereto, they do agree as follows:

1. The terms of the Deed of Trust and the Note evidencing and securing such indebtedness and hereby amended as follows:

To attach the Rehabilitation Loan Rider.

2. This agreement is not binding, in whole or in part, on Lender until executed by Lender.

Borrower acknowledgment on Page 2.

Book 18983 Page 2488 6pgs

Lender information below this line

Mortgagee (Holding): Wells Fargo Bank, N.A.

[Signature]
Name: Bob Vang
~~Bob Vang~~
Title: Vice President Loan Documentation

STATE OF Minnesota)
COUNTY OF Dakota)ss.

On this 30th day of January, 2018, before me appeared Bob Vang, personally known to me OR 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 entity upon behalf of which the person(s) acted, executed the instrument.

[Signature]
Notary Public
Name: Elizabeth Britt Peterson
My commission expires: 01/31/23



Prepared by and when recorded, return to:
Wells Fargo Home Mortgage
Attn: Marc Samuels
MAC: N9287-011
2701 Wells Fargo Way
Minneapolis, MN 55467

Legal Description

Lot 49, Block 16, Sonoma Verde Unit 4, an addition in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9581, Page 211-217, Deed and Plat Records of Bexar County, Texas.

Rehabilitation Loan Rider

THIS REHABILITATION LOAN RIDER is made on February 8, 2017, and is incorporated into and shall be deemed to amend and supplement the *Mortgage, Deed of Trust or Security Deed* ("*Security Instrument*") of the same date given by the undersigned ("*Borrower*") to secure Borrower's Note ("*Note*") to Wells Fargo Bank, N.A. ("*Lender*") of the same date and covering the Property described in the Security Instrument and located at:

18307 Branson FLS, San Antonio, TX 78255-3329


[*Property Address*]

In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows:

1. Loan proceeds are to be advanced for the premises in accordance with the *Rehabilitation Loan Agreement* dated February 8, 2017, between Borrower and Lender. This agreement is incorporated by reference and made a part of this Security Instrument. No advances shall be made unless approved by the Lender.
2. If the rehabilitation is not properly completed, performed with reasonable diligence, or is discontinued at any time except for strikes or lockouts, the Lender is vested with full authority to take the necessary steps to protect the rehabilitation improvements and property from harm, continue existing contracts or enter into necessary contracts to complete the rehabilitation. All sums expended for such protection, exclusive of the advances of the principal indebtedness, shall be added to the principal indebtedness, and secured by the Security Instrument and be due and payable on demand with interest as set out in the Note.
3. If Borrower fails to perform any obligation under the loan, including the commencement, progress and completion provisions of the *Rehabilitation Loan Agreement*, and such failure continues for a period of 30 days, the loan shall, at the option of Lender, be in default.
4. The Property covered by this Security Instrument shall include all of Borrower's interest in funds held by Lender in escrow under the *Rehabilitation Loan Agreement*.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Rehabilitation Loan Rider.

Borrower



William T Hale

11/24/18
Date
Seal



Kristin H Hale 1/24/18
KRISTIN H HALE Date
Seal

HCFG-00815
Rehabilitation Loan Rider
VMP®
Wolters Kluwer Financial Services

2017020615.3.2.3509-J20160721Y

167655717217
09/30/2014
04/2015
Page 2 of 2



Doc# 20180025226 Fees: \$46.00
02/12/2018 10:41AM # Pages 6
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence # this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 12 2018



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS