

00186855

Tax Serial Number:
PARCEL 2: 5187; PARCEL 3: 5190;
PARCEL 4: 5191-A; PARCEL 5: 5193-1;
PARCEL 6: 5201; PARCEL 7: 5203; PARCEL
8: 5213-1; PARCEL 9: 5214; PARCEL 10:
5215

B: 573 P: 156 Fee \$32.00
Connie Hansen, Millard Recorder Page 1 of 4
09/24/2013 01:20:40 PM By ACCESS TITLE



FOR RECORDER'S USE ONLY

30460452 Bank of American Fork

MODIFICATION OF DEED OF TRUST



*****%0735%08202013%*****

THIS MODIFICATION OF DEED OF TRUST dated AUGUST 20, 2013, is made and executed between BUSINESS TRACTION, L.C., a Utah limited liability company ("Trustor") and BANK OF AMERICAN FORK, whose address is Orem, 1280 SOUTH 800 EAST, OREM, UT 84097 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated August 5, 2013 (the "Deed of Trust") which has been recorded in MILLARD County, State of Utah, as follows:

DEED OF TRUST RECORDED ON AUGUST 15, 2013 AS ENTRY NUMBER 00186358 IN BOOK 571 AT PAGE 395.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in MILLARD County, State of Utah:

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as SCIPIO, UT 84656. The Real Property tax identification number is PARCEL 2: 5187; PARCEL 3: 5190; PARCEL 4: 5191-A; PARCEL 5: 5193-1; PARCEL 6: 5201; PARCEL 7: 5203; PARCEL 8: 5213-1; PARCEL 9: 5214; PARCEL 10: 5215.

MODIFICATION. Lender and Trustor hereby modify the Deed of Trust as follows:

LEGAL DESCRIPTION TO INCLUDE WATER WELL, STATE OF UTAH, DIVISION OF WATER RIGHTS, WATER RIGHT #66-274.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED AUGUST 20, 2013.

TRUSTOR:

BUSINESS TRACTION, L.C.
By:
DEREK A. HAIL, Manager of BUSINESS TRACTION, L.C.

MODIFICATION OF DEED OF TRUST
(Continued)

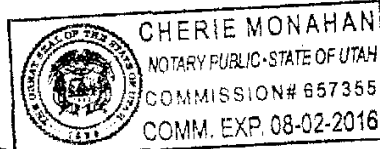
LENDER:

BANK OF AMERICAN FORK

x [Signature]
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Utah) SS

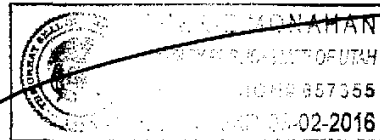


On this 17th day of September, 20 13, before me, the undersigned Notary Public, personally appeared DEREK H. HALL, Manager of BUSINESS TRACTION, L.C., and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Cherie Monahan Residing at Drem, Ut
Notary Public in and for the State of Utah My commission expires 08/02/16

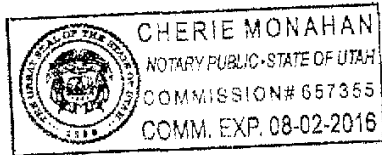
LENDER ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Utah) SS



On this 17th day of September, 20 13, before me, the undersigned Notary Public, personally appeared Richard Thomsen and known to me to be the SVP, authorized agent for BANK OF AMERICAN FORK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of BANK OF AMERICAN FORK, duly authorized by BANK OF AMERICAN FORK through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of BANK OF AMERICAN FORK.

By Cherie Monahan Residing at Drem, Ut
Notary Public in and for the State of Utah My commission expires 08/02/16



00186855

B: 573 P: 157 Fee \$32.00
Connie Hansen, Millard Recorder Page 2 of 4
09/24/2013 01:20:40 PM By ACCESS TITLE



00186855

B: 573 P: 158 Fee \$32.00
Connie Hansen, Millard Recorder Page 3 of 4
09/24/2013 01:20:40 PM By ACCESS TITLE



EXHIBIT "A"

Parcel 2:

The North half of the South half of the North half of the Southeast quarter of Section 23, Township 18 South, Range 3 West, Salt Lake Base and Meridian.

Tax ID Number 5187

Parcel 3:

The South half of the South half of the North half of the Southeast Quarter of Section 23, Township 18 South, Range 3 West, Salt Lake Base and Meridian.

Also: Beginning at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 23, Township 18 South, Range 3 West, Salt Lake Base and Meridian, thence West 160 rods, thence North 80 rods, thence West 80 rods, thence South 104 rods, thence East 240 rods, thence 24 rods to the point of beginning.

Also: Beginning at the Southeast corner of Section 23, Township 18 South, Range 3 West, Salt Lake Base and Meridian, thence North 56 rods, thence West 240 rods, thence South 56 rods, thence East 240 rods to the point of beginning.

Tax ID Number 5190

Parcel 4:

The West half of the Southwest quarter of Section 23, Township 18 South, Range 3 West, Salt Lake Base and Meridian.

Tax ID Number 5191-A

Parcel 5:

Beginning at a point 220 feet, more or less, South of the Northeast corner of the Southwest quarter of Section 24, Township 18 South, Range 3 West, Salt Lake Base and Meridian, said point being located at the intersection of the quarter Section line and the West right-of-way boundary of Interstate Highway 15 (I-15), thence North 319 feet, more or less, thence West 1,290 feet, more or less, thence South 1,299 feet, more or less, thence East 210 feet, more or less, to the West right-of-way boundary of Interstate Highway 15 (I-15), thence Northeasterly 1,470 feet, more or less, along the West right-of-way boundary of Interstate Highway 15 (I-15) to the point of beginning.

Excepting therefrom that portion lying within the boundaries of the state road right of way.

Tax ID Number 5193-1

Parcel 6:

Beginning at the Southeast corner of the Southwest quarter of the Northwest quarter of Section 24, Township 18 South, Range 3 West, Salt Lake Base and Meridian, thence North 8 rods, thence West 80 rods, thence South 8 rods, thence East 80 rods to the point of beginning.

Also: The Northwest quarter of the Southwest quarter of Section 24, Township 18 South, Range 3 West, Salt Lake Base and Meridian.

Also: The North 24 rods of the Southwest quarter of the Southwest quarter of Section 24, Township 18 South, Range 3 West, Salt Lake Base and Meridian.

Also: The South 56 rods of the Southwest quarter of the Southwest quarter of Section 24, Township 18 South, Range 3 West, Salt Lake Base and Meridian.

Also: Beginning at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 24, Township 18 South, Range 3 West, Salt Lake Base and Meridian, thence South 227 feet, more or less, along the West boundary line of said Southeast quarter of the Southwest quarter to a point 100 feet perpendicularly distant Northwesterly from the centerline of survey of a highway known as Project No. F1-67, which point is also a point on the right-of-way and limited access line of said highway, thence North 48°00' East 342 feet, more or less, along said right-of-way and limited access line to the North boundary line of said Southeast quarter of the

Southwest quarter, thence West 252 feet, more or less, along said North boundary line to the point of beginning.

Tax ID Number 5201

Parcel 7:

Beginning 20 rods South of the Northeast corner of the Southwest quarter of Section 24, Township 18, Range 3 West, Salt Lake Base and Meridian, thence Southwesterly 79 rods, more or less, thence West 24 rods, more or less, thence South 6 rods to the Southwest corner of the Northeast quarter of the Southwest quarter, thence East 24 rods, thence Northeasterly 96 rods, thence Northwesterly 6 rods, thence Southwesterly 13 rods to the point of beginning.

Tax ID Number 5203

Parcel 8:

Beginning at the Northwest corner of Section 25, Township 18 South, Range 3 West, Salt Lake Base and Meridian, thence South 98 feet, more or less, along the West boundary line of Section 25 to the Northwesterly right-of-way and limited access line of a highway known as Project No. FA-67, thence North 48°00' East 147 feet, more or less, along said right-of-way and limited access line to the North boundary line of Section 25, thence West 108 feet, more or less, along the North boundary line of Section 25 to the point of beginning.

Tax ID Number 5213-1

Parcel 9:

The Northwest quarter and the West half of the Northeast quarter and that portion of the Northeast quarter of the Northeast quarter lying Westerly of the State Road right-of-way, all located in Section 26, Township 18 South, Range 3 West, Salt Lake Base and Meridian.

Tax ID Number 5214

Parcel 10:

The North half of Section 27, Township 18 South, Range 3 West, Salt Lake Base and Meridian.

Tax ID Number 5215

00186855

B: 573 P: 159 Fee \$32.00
Connie Hansen, Millard Recorder Page 4 of 4
09/24/2013 01:20:40 PM By ACCESS TITLE

