

Tax Serial Number: **99-000-0-0104**
Tooele tax area ~~010~~

RECORDATION REQUESTED BY:

Celtic Bank Corporation
268 S. State Street
Suite 300
Salt Lake City, UT 84111

WHEN RECORDED MAIL TO:

Celtic Bank Corporation
268 S. State Street
Suite 300
Salt Lake City, UT 84111

SEND TAX NOTICES TO:

Celtic Bank Corporation
268 S. State Street
Suite 300
Salt Lake City, UT 84111

FOR RECORDER'S USE ONLY

CT-103838-CAF

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated June 25, 2018, is made and executed between Brockbank Family Holdings, LLC ("Trustor") and Celtic Bank Corporation, whose address is 268 S. State Street, Suite 300, Salt Lake City, UT 84111 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated July 16, 2012 (the "Deed of Trust") which has been recorded in Tooele County, State of Utah, as follows:

Ent: 372428 - Pg 1 of 18
Date: 07/25/2012 1:10:00 PM
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Security Title Insurance Agency of Utah.

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

See Attached Exhibit "A"

**MODIFICATION OF DEED OF TRUST
(Continued)**

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The Real Property or its address is commonly known as Sections 7 & 18 Township 4 South, Range 4 West, Rush Valley Mining district, Tooele, UT. The Real Property tax identification number is Tooele tax area 010.

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

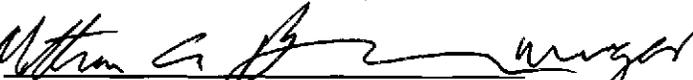
On November 3rd, 2016, the line of credit was increased from \$1,000,000.00 to \$1,600,000.00. The line is hereby increased again from \$1,600,000.00 to \$2,600,000.00, an increase of \$1,000,000.00. The new Line of Credit amount is \$2,600,000.00.

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 JUNE 25, 2018.

TRUSTOR:

BROCKBANK FAMILY HOLDINGS, LLC

By: 
**NATHAN A. BROCKBANK, Manager of Brockbank
 Family Holdings, LLC**

**MODIFICATION OF DEED OF TRUST
(Continued)**

Loan No: 15002066

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LENDER:

CELTIC BANK CORPORATION

x *[Signature]*
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)

On this 27th day of JUNE, 20 18, before me, the undersigned Notary Public, personally appeared **NATHAN A. BROCKBANK, Manager of Brockbank Family Holdings, LLC**, 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 *[Signature]*

Residing at Davis County

Notary Public in and for the State of UTAH

My commission expires 8-27-2019



**MODIFICATION OF DEED OF TRUST
(Continued)**

Loan No: 15002066

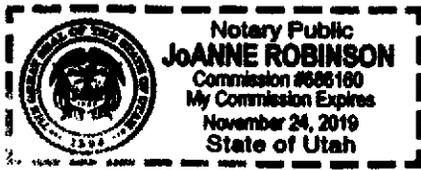
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LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Salt Lake)

On this 26th day of June, 20 18, before me, the undersigned Notary Public, personally appeared Steve Howell and known to me to be the S.V.P. Construction, authorized agent for **Celtic Bank Corporation** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Celtic Bank Corporation**, duly authorized by **Celtic Bank Corporation** 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 **Celtic Bank Corporation**.

By: [Signature] Residing at Layton, Utah
Notary Public in and for the State of Utah My commission expires November 24, 2019



File No. 103930-TOF.

**EXHIBIT A
PROPERTY DESCRIPTION**

PLOMO Nos. 5, 6, 8, 9, 10, 11, 16 and 17 as designated by the Surveyor General as Lot No. 5072.

LESS AND EXCEPTING THEREFROM said patented mining claims any portion lying West of State Road 36.

ALSO LESS AND EXCEPTING THEREFROM said patented mining claims that portion deeded to England Construction in that certain Special Warranty Deed recorded as Entry No. 37875 in Book 310 at Page 528 of Tooele County Records.

ALSO LESS AND EXCEPTING THEREFROM that portion of PLOMO Nos. 9 and 10 lying within the boundaries of Section 7, Township 4 South, Range 4 West, Salt Lake Base and Meridian.

SUBJECT TO the right of way granted to the State Road Commission as disclosed by Right of Way Deed recorded January 13, 1944 as Entry No. 217972 in Book 4A at Pages 130-131 of Tooele County Records.

Tax Id No.: 98-000-0-0784