

**Tax Serial Number:**  
14-001-0050; 14-001-0072; 14-001-0026;  
14-001-0012

**RECORDATION REQUESTED BY:**  
CENTRAL BANK  
AMERICAN FORK OFFICE  
175 E MAIN ST  
PO BOX 157  
AMERICAN FORK, UT 84003

ENT 26431:2016 PG 1 of 5  
Jeffery Smith  
Utah County Recorder  
2016 Mar 29 01:30 PM FEE 27.00 BY EO  
RECORDED FOR Cottonwood Title Insurance Ag  
ELECTRONICALLY RECORDED

**WHEN RECORDED MAIL TO:**  
CENTRAL BANK  
AMERICAN FORK OFFICE  
175 E MAIN ST  
PO BOX 157  
AMERICAN FORK, UT 84003

**SEND TAX NOTICES TO:**  
BLUE MOON INVENTIONS, LLC  
MJG HOLDINGS, LLC  
3709 BOX ELDER DRIVE  
CEDAR HILLS, UT 84062

**FOR RECORDER'S USE ONLY**

82429.TU

## **MODIFICATION OF DEED OF TRUST**

**THIS MODIFICATION OF DEED OF TRUST** dated March 8, 2016, is made and executed between **BLUE MOON INVENTIONS, LLC**, a Utah limited liability company, whose address is 3709 BOX ELDER DRIVE, CEDAR HILLS, UT 84062 and **MJG HOLDINGS, LLC**, whose address is 9644 WINCHESTER DRIVE, CEDAR HILLS, UT 84062 ("Trustor") and **CENTRAL BANK**, whose address is AMERICAN FORK OFFICE, 175 E MAIN ST, PO BOX 157, AMERICAN FORK, UT 84003 ("Lender").

**DEED OF TRUST.** Lender and Trustor have entered into a Deed of Trust dated July 13, 2015 (the "Deed of Trust") which has been recorded in UTAH County, State of Utah, as follows:

**RECORDED ON 07-14-2015 AS ENTRY NUMBER 62759:2015.**

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

**SEE ATTACHED EXHIBIT "A"**

The Real Property or its address is commonly known as (VACANT), CEDAR HILLS, UT 84062. The Real Property tax identification number is 14-001-0050; 14-001-0072; 14-001-0026; 14-001-0012.

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

**TO INCREASE PRINCIPAL FROM \$1,004,345.50 TO \$1,105,571.50.**

**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 MARCH 8, 2016.**

MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 125-119669

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TRUSTOR:

BLUE MOON INVENTIONS, LLC

By: *Daniel V. Wilson*  
DANIEL V. WILSON, Member of BLUE MOON INVENTIONS, LLC

MJG HOLDINGS, LLC

By: *Michael Geddes*  
MICHAEL GEDDES, Manager of MJG HOLDINGS, LLC

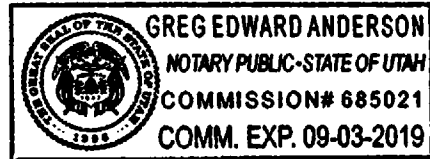
LENDER:

CENTRAL BANK

X *[Signature]*  
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah )  
 ) SS  
COUNTY OF Utah )



On this 11 day of March, 20 16, before me, the undersigned Notary Public, personally appeared DANIEL V. WILSON, Member of BLUE MOON INVENTIONS, 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]*  
Notary Public in and for the State of Utah

Residing at American Fork UT  
My commission expires 9-3-19

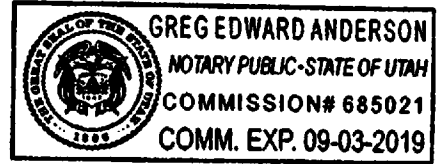
MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 125-119669

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah )  
 ) SS  
COUNTY OF Utah )



On this 8 day of March, 20 16, before me, the undersigned Notary Public, personally appeared **MICHAEL GEDDES, Manager of MJG 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.

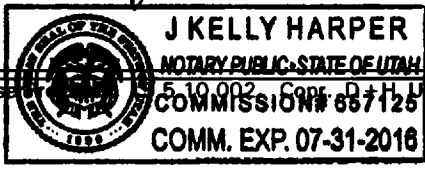
By [Signature] Residing at American Fork UT  
Notary Public in and for the State of Utah My commission expires 9-3-19

LENDER ACKNOWLEDGMENT

STATE OF Utah )  
 ) SS  
COUNTY OF Utah )

On this 11 day of March, 20 16, before me, the undersigned Notary Public, personally appeared Greg Anderson and known to me to be the Asst. Manager, authorized agent for **CENTRAL BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **CENTRAL BANK**, duly authorized by **CENTRAL BANK** 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 **CENTRAL BANK**.

By [Signature] Residing at 175 East Main St American Fork UT  
Notary Public in and for the State of Utah My commission expires 7/31/2016



**Exhibit "A"****Property Description**

Commencing North 1309.33 feet and East 1559.4 feet from the West Quarter corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 0°36'5" East 328.4 feet; thence North 89°50'7" West 333.99 feet; thence North 17°30'00" West 91.78 feet; thence South 89°55'55" East 114 feet; thence North 0°4'5" East 240 feet; thence South 89°55'55" East 243.85 feet to the point of beginning. Also Commencing North 0°22'21" West 655.47 feet and South 89°50'7" East 1204 feet from the West Quarter corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°22'21" West 267.53 feet; thence North 72°30'00" East 48.2 feet; thence North 17°30'00" West 50.21 feet; thence South 89°50'7" East 1115.81 feet; thence South 0°22'21" West 330 feet; thence North 89°50'7" West 1147.08 feet to the point of beginning. Also Commencing North 755.46 feet and East 523.08 feet from the West Quarter corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°22'21" West 228.48 feet; thence South 89°50'7" East 35.78 feet; along a curve to the Left (chord bears: South 7°27'19" East 122.69 feet, Radius = 2831.9 feet); thence East 10.66 feet; thence South 3°30'00" East 8.14 feet; thence South 89°55'55" East 185 feet; thence South 72°00'00" East 100 feet; thence North 5°00'00" East 110.00 feet; thence South 89°55'55" East 82 feet; thence South 17°30'00" East 85 feet; thence North 72°30'00" East 226.8 feet; thence South 0°22'21" East 267.53 feet; thence North 89°50'7" West 44.38 feet; thence North 103.33 feet; thence West 632.28 feet to the point of beginning. Also Commencing North 0°22'21" West 655.47 feet and South 89°50'7" East 2351.08 feet from the West Quarter corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°50'7" East 285.77 feet; thence North 0°6'53" West 660.33 feet; thence North 89°56'28" West 392.71 feet; thence South 0°36'5" East 329.67 feet; thence South 89°50'7" East 106.94 feet; thence South 0°22'21" West 330 feet to the point of beginning. Also Commencing North 1308.61 feet and East 2238.53 feet from the West Quarter corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 0°36'5" East 329.67 feet; thence North 89°50'7" West 679.16 feet; thence North 0°36'5" West 328.4 feet; thence South 89°56'20" East 679.15 feet to the point of beginning. Also Commencing North 655.46 feet and East 533.12 feet from the West Quarter corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 7°20'53" West 73.35 feet; thence North 27.25 feet; thence East 631.62 feet; thence South 100 feet; thence West 622.24 feet to the point of beginning. Also Commencing North 728.21 feet and East 523.74 feet from the West Quarter corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 7°20'53" West 239.11 feet; thence along a curve to the Right (Chord bears: North 7°8'54" West 20.26 feet, Radius = 2897.9 feet) arc length = 20.26 feet; thence East 33.1 feet; thence South 257.25 feet to the point of beginning. Also Commencing North 1315.44 feet and East 462.72 feet from the West Quarter corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 98.02 feet; thence South 3°30'00" East 5.25 feet; thence North 89°55'55" West 26.25 feet; along a curve to the Left (chord bears: South 3°55'51" East 325.54 feet, Radius = 2831.9 feet); thence West 66.49 feet; along a curve to the Right (chord bears: North 3°48'9" West 318.03 feet, Radius = 2897.9 feet); thence South 89°53'9" West 6.93 feet; thence North 0°29'36" East 12.67 feet to the point of beginning.

(14-001-0050)

Also the following described land: A tract of land situate in the Southwest Quarter of the Northwest Quarter of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows: Commencing at a point on the East boundary of State Road U-146 (Canyon Road), Cedar Hills, Utah, said point being North 0°22'21" West along the section line 862.23 feet and East 578.85 feet from the West Quarter corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along the East boundary of said State Road the following: North 7°28' West 112.58 feet along the arc of a 2831.90 foot radius curve to the right 337.46 feet (chord bears North 4°03'10" West 337.27 feet); thence South 89°56'06" East 127.46 feet; thence South 89°55'55" East 653.24 feet along the North boundary line; thence South 0°04'05" West 240.00 feet; thence North 89°55'55" West 114.00 feet; thence South 17°30'00" East 142.00 feet; thence South 72°30'00" West 275.00 feet; thence North 17°30'00" West 85.00 feet; thence North 89°55'55" West 82.00 feet; thence South 5°00'00" West 110.00 feet; thence North 72°00'00" West 100.00 feet; thence North 89°55'55" West 185.00 feet; thence North 3°30'00" West 8.14 feet; thence North 89°38'03" West 10.70 feet to the point of beginning.

(14-001-0072) -

LESS AND EXCEPTING from all of the land described above, that portion identified as the Salt Lake Aqueduct, more particularly described as follows: A strip of land 150 feet wide and included between two lines extended to the property lines and everywhere distant 100 feet West or to the left and 50 feet East or to the right of that portion of the following described center line of what is known as the Salt Lake Aqueduct from approximately Station 951+22.0 to 981+71.7 and 100 feet wide and included between two lines extended to the property lines everywhere distant 75 feet West or to the left and 25 feet East or to the right from approximately 981+71.7 to 995+32.9 measured at right angles thereto; said center line is more particularly described as follows: Beginning at Station 951+22.0, a point on the South line of Grantor's property line in the West half of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian, which is West 17.35 feet from the South Quarter corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 25°50'15" West 263.6 feet; thence North 10°50'15" West 676.6 feet; thence along a regular curve to the left with a radius of 100.0 feet and a distance of 93.8 feet measured on the arc of the curve; thence North 64°35' West 514.0 feet; thence along a regular curve to the right with a radius of 100.0 feet and a distance of 83.0 feet measured on the arc of the curve; thence North 17°01' West 1406.3 feet to Station 981+71.7; thence North 17°01' West 1361.2 feet to Station 995+32.9, which is the End Point, which is South 1320.0 feet and East 1026.5 feet from the Northwest corner of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more or less. Recorded in Quit Claim Deed, by and between The United States of America, Grantor, and Metropolitan Water District of Salt Lake & Sandy, Grantee, recorded October 2, 2006, as Entry No. 130076:2006, Utah County Recorder's Office, Utah.

ALSO LESS: Beginning at Station 995+32.9, a point on the South line of the Vendor's property in the North half of the Northwest Quarter of Section 5, Township 5 South, Range 2 East, Salt Lake Base and Meridian, from which point the Northwest corner of said Section 5 lies North 1320.0 feet and West 1026.5 feet, more or less; thence North 17°01' West 476.3 feet; thence on a regular curve to the left having a radius of 200 feet and a length of 54.6 feet as measured on the arc of the curve; thence North 32°40'15" West 207.3 feet; thence on a regular curve to the left having a radius of 200 feet and a length of 54.6 feet as measured on the arc of the curve; thence North 48°19'30" West 234.1 feet to Station 1005+60.8, a point on the West line of the Vendor's property from which point the Northwest corner of said Section 5 lies North 443.5 feet and West 542.1 feet, more or less. Recorded in document, Entry No. 3566, in Book 900, at Page 596, Utah County Recorder's Office, Utah.