

83654-04
RECORDATION REQUESTED BY:
Ireland Bank
Aberdeen Branch
386 North Main Street, PO Box 835
Aberdeen, ID 83210

ENT 77835:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Apr 26 11:22 AM FEE 40.00 BY DA
RECORDED FOR Cottonwood Title Insurance Agency, Ir
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:
Ireland Bank
Aberdeen Branch
386 North Main Street, PO Box 835
Aberdeen, ID 83210

SEND TAX NOTICES TO:
Ireland Bank
Aberdeen Branch
386 North Main Street, PO Box 835
Aberdeen, ID 83210

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

30-002-0088

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated April 13, 2021, is made and executed between Stokes Brothers Real Estate, LLC an Idaho Limited Liability Company, whose address is 1310 Pomerelle Avenue, Burley, ID 83318 ("Grantor") and Ireland Bank, whose address is Aberdeen Branch, 386 North Main Street, PO Box 835, Aberdeen, ID 83210 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated September 22, 2016 (the "Deed of Trust") which has been recorded in Utah County, State of Utah, as follows:

Deed of Trust Dated September 22 2016, recorded as Instrument 94797:2016 on September 27, 2016.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Utah 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 795 North State Road 198, Salem, UT 84653. The Real Property tax identification number is 30-002-0088.

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

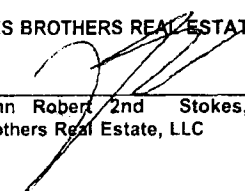
Extend Maturity Date, Change Payment Schedule, Change Interest Rate, Adjust Rate Change Frequency, Change Interest Rate Margin, Change Interest Rate Floor, Add Prepayment Penalty.


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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED APRIL 13, 2021.

GRANTOR:


STOKES BROTHERS REAL ESTATE, LLC

By: 
John Robert 2nd Stokes, Member of Stokes
Brothers Real Estate, LLC

By: 
Steven Brett Stokes, Member of Stokes Brothers
Real Estate, LLC

LENDER:

IRELAND BANK

X 
Brett Crowther, Vice President

MODIFICATION OF DEED OF TRUST
(Continued)

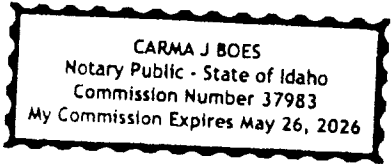
Loan No: 1213000810

Page 2

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Idaho)
) SS
COUNTY OF Cassia)

This record was acknowledged before me on April 13, 2021 by John Robert 2nd Stokes, Member of Stokes Brothers Real Estate, LLC, an Idaho Limited Liability Company and Steven Brett Stokes, Member of Stokes Brothers Real Estate, LLC, an Idaho Limited Liability Company, and Stokes Brothers Real Estate, LLC, an Idaho Limited Liability Company, is the maker of the foregoing record.

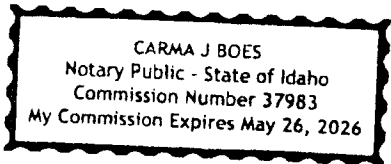


[Signature]
Notary Public in and for the State of Idaho
My commission expires 5/26/2026

LENDER ACKNOWLEDGMENT

STATE OF Idaho)
) SS
COUNTY OF Cassia)

This record was acknowledged before me on April 13, 2021 by Brett Crowther as Vice President of Ireland Bank.



[Signature]
Notary Public in and for the State of Idaho
My commission expires 5/26/2026

EXHIBIT 'A'**LEGAL DESCRIPTION:**

Beginning at a fence corner which lies East 1495.22 feet and North 914.61 feet, according to Utah Coordinate Bearings, Central Zone, from the West one quarter corner of Section 1, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°14'50" East 580.64 feet along an existing fence to a fence on a Westerly line of State Road 198; thence North 23°02'16" East 387.85 feet along said fence; thence North 88°21'00" West 731.38 feet; thence South 00°12'00" West 370.35 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which lies East 1495.22 feet and North 914.61 feet from the West quarter of Section 1, Township 9 South, Range 2 East, Salt Lake Base and Meridian and running thence South 89°14'50" East 580.64 feet; thence North 23°02'16" East 26.48 feet; thence North 55°05'46" West 4.75 feet; thence South 32°05'10" West 1.21 feet; thence 21.16 feet along a 15 foot radius curve to the right (chord bears: South 67°19'03" West 19.45 feet); thence North 70°35'42" West 3.5 feet; thence 102.32 feet along a 265 foot radius curve to the left (chord bears: North 78°11'11" West 101.69 feet); thence North 89°14'50" West 436.71 feet; thence 40.19 feet along a 25 foot radius curve to the right (chord bears: North 37°44'18" West 36 feet); thence West 6.69 feet; thence South 00°12'00" West 67.12 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

A part of the Northwest quarter of Section 1, Township 9 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 1012.45 feet North and 783.37 feet East from the West quarter corner of said section; and running thence North 00°13'36" East 78.014 feet; thence South 88°44'39" East 22.72 feet; thence Southeasterly along the arc of a 508.54 foot radius curve to the right a distance of 264.63 feet (long chord bears South 73°50'22" East 261.65 feet); thence Southeasterly along the arc of a 422.37 foot radius curve to the left a distance of 223.51 feet (long chord bears South 74°05'31" East 220.91 feet); thence South 89°15'06" East 143.29 feet; thence Northeasterly along the arc of a 21.00 foot radius curve to the left a distance of 33.19 feet (long chord bears North 45°28'27" East 29.84 feet); thence North 00°12'00" East 537.09 feet; thence South 88°30'00" East 66.02 feet; thence South 00°12'00" West 635.43 feet; thence North 89°15'06" West 231.24 feet; thence Northwesterly along the arc of a 500.37 foot radius curve to the right a distance of 264.78 feet (long chord bears North 74°05'32" West 261.70 feet); thence Northwesterly along the arc of a 430.54 foot radius curve to the left a distance of 224.04 feet (long chord bears North 73°50'22" West 221.52 feet); thence North 88°44'39" West 21.32 feet to the point of beginning.

The above-described property also being described of record as follows:

Commencing North 1284.81 feet and East 1501.79 feet from the West quarter corner of Section 1, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 88°21'00" East 726.1 feet; thence South 23°02'16" West 361.37 feet; thence North 55°05'46" West 4.75 feet; thence South 32°05'37" West 1.21 feet; thence along a 15.01 foot radius curve to the right (chord bears: South 67°19'02" West 19.45 feet); thence North 70°35'53" West 3.5 feet; thence along a 265.93 foot radius curve to the left (chord bears: North 78°11'11" West 101.69 feet); thence North 89°14'50" West 436.71 feet; thence along a 25 foot radius curve to the right (chord bears: North 37°44'19" West 36 feet); thence West 1.41 feet; thence North 00°12'00" East 308.08 feet to the point of beginning.

Initials: _____