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8/22/2017 1:51:00 PM \$15.00
Book - 10590 Pg - 8096-8098
ADAM GARDINER
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 3 P.

Tax Serial Number:
26-02-400-019

RECORDATION REQUESTED BY:

Capital Community Bank
Sandy Office
9080 South Village Shop Drive
Sandy, UT 84094

WHEN RECORDED MAIL TO:

Capital Community Bank
Sandy Office
9080 South Village Shop Drive
Sandy, UT 84094

SEND TAX NOTICES TO:

Wasatch Place LLC
42 N 200 E STE 200
American Fork, UT 84003

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated August 21, 2017, is made and executed between Wasatch Place, LLC ("Trustor") and Capital Community Bank, whose address is Sandy Office, 9080 South Village Shop Drive, Sandy, UT 84094 ("Lender").

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

Recorded on Mar 23, 2016 by the Salt Lake County Recorder as entry number 12245545 Book 10413 PG 9845-9855.

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

Parcel 2:

Beginning at a point North 0°03' East along the Section line 829.91 feet and North 89°57' West 2,215.18 feet from the Southeast corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°57' West 433.84 feet to the center Section line of said Section 2; thence North 0°02'30" East along said center Section line 627.03 feet; thence South 89°48' East 433.93 feet; thence South 0°03' West 625.89 feet to the point of beginning.

Parcel 2A:

Together with a right of way 60 feet wide for ingress and egress, being 30 feet distant on each side of the following described center line as described by that certain Warranty Deed recorded June 23, 1995 as Entry No. 6107336 in Book 7174 at Page 1848:

Beginning on the West line of Hawley Park Road at a point 1 foot East and North 0°03' East 799.91 feet from the Southeast corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°57' West 2,650.02 feet to the West line of the Southeast quarter of said Section 2.

The Real Property or its address is commonly known as 5970 West Dannon Way, West Jordan, UT 84081. The Real Property tax identification number is 26-02-400-019.

COURTESY RECORDING

This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability to the accuracy of the content thereof.

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

Loan No: 50074732

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

Principal decrease from \$4,000,000.00 to \$2,222,000.00.

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 AUGUST 21, 2017.

TRUSTOR:

WASATCH PLACE LLC

By

Ryan Fuller, Member/Manager of Wasatch Place LLC

LENDER:

CAPITAL COMMUNITY BANK

X

Steve Carlston, Loan Officer

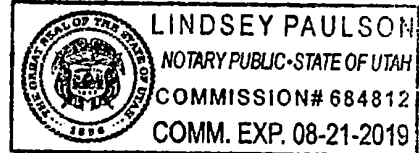
MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 50074732

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
)
COUNTY OF Salt Lake) SS
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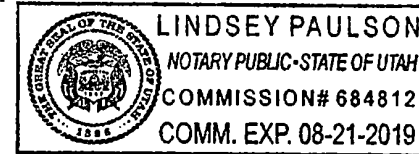
On this 21 day of August, 20 17, before me, the undersigned Notary Public, personally appeared Ryan Fuller, Member/Manager of Wasatch Place LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification 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 Lindsey Paulson
Notary Public in and for the State of UT

Residing at Utah
My commission expires 08-21-2019

LENDER ACKNOWLEDGMENT

STATE OF Utah)
)
COUNTY OF Salt Lake) SS
)



On this 21 day of August, 20 17, before me, the undersigned Notary Public, personally appeared Steve Carlston and known to me to be the Loan Officer, authorized agent for Capital Community Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Capital Community Bank, duly authorized by Capital Community 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 Capital Community Bank.

By Lindsey Paulson
Notary Public in and for the State of UT

Residing at Utah
My commission expires 08-21-2019