



When Recorded Return To:

Michael R. Johnson (Utah Bar No. 7070)
RAY QUINNEY & NEBEKER P.C.
36 South State Street, Suite 1400
Salt Lake City, Utah 84111

SUBSTITUTION OF TRUSTEE

The undersigned, as the present holder of all indebtedness secured by the trust deed lien described below, hereby appoints Michael R. Johnson, a licensed attorney and member of the Utah State Bar Association practicing with Ray Quinney & Nebeker P.C. at 36 South State Street, Suite 1400, Salt Lake City, Utah 84111, as successor trustee (hereinafter, the “**Trustee**”) under that certain *Commercial Construction Deed of Trust*, dated September 29, 2021, executed by The Waters Edge Properties, LLC, a Utah limited liability company, as Grantor, in which Capital Community Bank was named as original Trustee and Capital Community Bank was named as Lender and Beneficiary, and recorded on September 30, 2021, as Filing No. 101440 in Bk. R12; Pg. 806 et seq. in the official records of Rich County, State of Utah, which was modified by the *Modification Agreement – Deed of Trust* dated December 9, 2022, and recorded on December 20, 2022 as Filing No. 104636 in Bk. Z12; Pg. 1049 et seq. (“**Trust Deed**”). The real property affected thereby is described as follows:

See Exhibit A attached hereto.

For information purposes only, the real property or its address is commonly known as 45 East 150 South, Garden City, UT 84028.

The tax identification numbers are purported to be 41-21-400-0062 and 41-21-400-0069.

Beneficiary hereby expressly ratifies and confirms any and all actions taken by the Trustee on Beneficiary’s behalf prior to the recording of this Substitution of Trustee.

DATED this 15th day of August, 2023.

CAPITAL COMMUNITY BANK

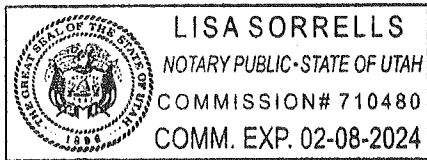
By: David A. Frances

Its: Chief Credit Officer/Executive Vice President

Notary on next page

STATE OF UTAH)
)ss:
COUNTY OF Wasatch)

The foregoing instrument was acknowledged before me this 5 day of August, 2023, by David A. Frances, in his capacity as the Chief Credit Officer and Executive Vice President of Capital Community Bank.



Lisa Sorrells
NOTARY PUBLIC

EXHIBIT A

PARCEL 1:

Part of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, described as follows:
Commencing 99 feet North from the Southwest corner of Lot 9, Block 6, Plat "B"
GARDEN CITY SURVEY, running thence East 225 feet; thence North 99 feet; thence
West 225 feet; thence South 99 feet to the place of beginning.

PARCEL 2: Intentionally Deleted

PARCEL 3:

Part of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, described as follows:
Beginning at a point 198 feet North and 225 feet East of the Southwest corner of Lot 9,
Block 6, Plat "B" GARDEN CITY SURVEY, thence East 125 feet; thence South 124
feet; thence West 125 feet; thence North 124 feet to the point of beginning.

41-21-400-0062, 41-21-400-0069*

*After the recording of the Trust Deed, the property identified as parcel
41-21-400-0069 was further subdivided and may now be identified as tax parcel
numbers 41-21-401-0101; 41-21-401-0201; 41-21-401-0301; 41-21-401-0401; and
41-21-401-0000.