



WHEN RECORDED, MAIL TO:

Michael R. Johnson, Esq. (Utah Bar No. 7070)  
**RAY QUINNEY & NEBEKER P.C.**  
36 South State Street, Suite 1400  
Salt Lake City, Utah 84111  
(801) 323-3363  
Email: [mjohnson@rqn.com](mailto:mjohnson@rqn.com)

**Parcel Nos. 41-21-411-0001, 41-21-400-0062 and 41-21-400-0069**

**SUBSTITUTION OF TRUSTEE**

MICHAEL R. JOHNSON, who is an active member of the Utah State Bar and whose address is 36 South State Street, Suite 1400, Salt Lake City, Utah 84111, Telephone No. (801) 323-3363, is hereby appointed successor trustee under that certain Construction Deed of Trust, dated October 26, 2023, executed by THE WATERS EDGE PROPERTIES LLC, as Trustor, in favor of CAPITAL COMMUNITY BANK, as Beneficiary, and CAPITAL COMMUNITY BANK, a Utah corporation, as Trustee (the "Trust Deed"). The Trust Deed was recorded on November 1, 2023, as Filing No. 106278, in Book D13, beginning at Page 1368 of the Official Records of the County Recorder of Rich County, State of Utah.

The Trust Deed as amended and modified by that certain Modification of Deed of Trust, dated February 6, 2024, and recorded on February 21, 2024, as Filing No. 106784, in Book E13, beginning at Page 1801 of the Official Records of the County Recorder of Rich County, State of Utah. The Trust Deed was further amended and modified by that certain Modification of Deed of Trust, dated March 18, 2024, and recorded on March 25, 2024, as Filing No. 106935, in Book F13, beginning at Page 343 of the Official Records of the County Recorder of Rich County, State of Utah. The Trust Deed was further amended and modified by that certain Modification of Deed of Trust, dated July 26, 2024, and recorded on July 31, 2024, as Filing No. 107664, in Book G13, beginning at Page 1883 of the Official Records of the County Recorder of Rich County, State of Utah. The Trust Deed was further amended and modified by that certain Modification of Deed of Trust, dated July 31, 2024, and recorded on August 1, 2024, as Filing No. 107671, in Book G13, beginning at Page 1900 of the Official Records of the County Recorder of Rich County, State of Utah, as corrected by that certain "Corrected" Modification of Deed of Trust, dated July 31, 2024, and recorded on August 2, 2024, as Filing No. 107685, in Book G13, beginning at Page 1947 of the Official Records of the County Recorder of Rich County, State of Utah.

The real property encumbered by the Trust Deed is situated in Rich County, State of Utah, and is more particularly described as set forth on Exhibit A.

DATED this 16<sup>th</sup> day of October, 2025.

CAPITAL COMMUNITY BANK, a Utah corporation

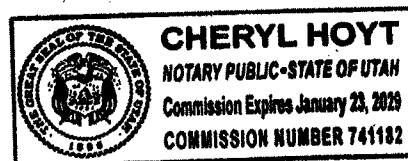
By: Todd Lewis  
Name: Todd Lewis  
Title: Vice President and Loan Officer

STATE OF UTAH )  
 )ss:  
COUNTY OF UTAH )

On October 16, 2025, personally appeared before me Todd Lewis, a Vice President and Loan Officer of Capital Community Bank, a Utah corporation, the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of such entity.

*Cherylhoff*  
Notary Public

My Commission Expires: 01-23-2029



**EXHIBIT A**  
**LEGAL DESCRIPTION**

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. Tax Parcel # 41-21-400-0062

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. Tax Parcel # 41-21-400-0069.

88 South Bear Lake Boulevard, Garden City, Utah 84028

ALL of WATERS EDGE RESORT PLANNED UNIT DEVELOPMENT PHASE III, as shown by the  
official plat thereof filed October 5,2016 as Filing No. 90302 in Book S11, Page 1749 in the office of the  
Recorder of Rich County, Utah. Tax Parcel # 41-21-411-0001

The Real Property or its address is commonly known as Address Not Assigned and 88 South Bear Lake  
Boulevard, Garden City, UT 84028. The Real Property tax identification number is 41-21-411-0001; 41-  
21-400-0062; 41-21-400-0069.