

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

Ryan M. Spencer
Red Bridge Capital IV LLC
6440 S. Wasatch Blvd., Suite 200
Salt Lake City, Utah 84121

File 177536-B-LMF
MOONSH-A-AM, MOONSH-B-AM

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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

07/14/2025 03:28:43 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

**SECOND AMENDMENT TO
DEED OF TRUST, WITH ASSIGNMENT OF LEASES AND
RENTS, SECURITY AGREEMENT,
AND FIXTURE FILING**

This Second Amendment to Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Fixture Filing (the "**Amendment**") is dated July 14, 2025, among SNOW COUNTRY LODGING, LLC, a Utah limited liability company with an address of 4817 Brooks Way, Holladay, Utah 84117 (the "**Trustor**"); COTTONWOOD TITLE INSURANCE AGENCY, INC., whose address is 1996 East 6400 South, Suite 120, Salt Lake City, Utah 84121 (the "**Trustee**"); and RED BRIDGE CAPITAL IV LLC, a Utah limited liability company with an address at 6440 S. Wasatch Blvd., Suite 200, Salt Lake City, Utah 84121 (the "**Beneficiary**").

The Owner, as trustor, previously signed that certain Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated April 22, 2024, to the trustee named therein for the benefit of the Beneficiary, as the beneficiary, which was recorded in the official records of Summit County, Utah, on April 22, 2024, as entry number 01218490 in book 2816 at page 0093, which was amended by the by the Amendment to Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Fixture Filing, which was recorded in the official records of Summit County, Utah, on February 26, 2025, as entry number 01231996 in book 2850 at page 1868 (as amended, the "**Deed of Trust**"), which encumbers certain real property located in Summit County, Utah, more particularly described in Exhibit A.

The Deed of Trust secures, among other things, repayment of a secured promissory note dated April 22, 2024, (as amended, the "**Note**"), in the principal amount of up to \$8,135,000 (later increased to \$13 million), which evidences financing extended by the Beneficiary to the Owner.

The Owner has requested that the Beneficiary modify and amend the Note to, among other things, modify the financing available to the Beneficiary pursuant to the terms of the Note to reflect a Loan (as defined in the Deed of Trust) of up to \$14 million (the "**Modified Loan Amount**"). The Owner and the Beneficiary, among others, have entered into that certain Second Loan Modification Agreement dated contemporaneously with this Amendment. The Owner and

the Beneficiary desire to enter into this Amendment to amend the Deed of Trust to secure repayment of the Modified Loan Amount.

The parties therefore agree as follows:

1. The definition of "Note" and "Secured Obligations" in the Deed of Trust are hereby modified and amended to reflect the Modified Loan Amount.
2. The Owner acknowledges and agrees that, as of the date of this Amendment, it has received adequate consideration in exchange for the execution of this Amendment and the amendments and modifications contained in this Amendment.
3. Except for the amendment above stated, the Deed of Trust remains in full force and effect, and the Deed of Trust is in all respects ratified, confirmed, and approved. All of the terms and conditions of the Deed of Trust are incorporated in this Amendment by reference.
4. This Amendment may be executed in any number of counterparts, each of which will be an original, but all of which will constitute one and the same instrument.
5. This Amendment will be governed by the laws of the state of Utah, without giving effect to its conflicts of laws provisions.
6. The Deed of Trust as modified by this Amendment is binding upon and inure to the benefit of the Owner, Trustee, and the Beneficiary and their respective successors and assigns.
7. As amended by this Amendment, the Deed of Trust is ratified and confirmed and continues in full force and effect.

[Remainder of page intentionally left blank]

The parties have signed this Second Amendment to Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Fixture Filing as of the date in the introductory paragraph.

OWNER:

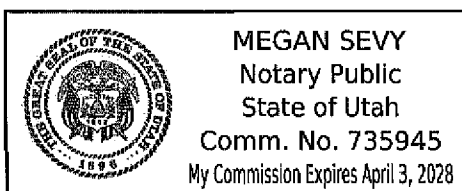
SNOW COUNTRY LODGING, LLC

By: *Trent Timmons*
Signed with Stavvy
Name: Trent Timmons
Title: Manager

STATE OF Utah)
COUNTY OF Davis) :ss)

The foregoing instrument was acknowledged before me this 14th day of July, 2025, by TRENT TIMMONS, manager of Snow Country Lodging LLC, a Utah limited liability company.

Megan Sevy
Signed with Stavvy
Notary Public



Notarized remotely via audio/video communication using Stavvy

**EXHIBIT A
PROPERTY DESCRIPTION**

Units A and B, contained within MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED, a Utah Condominium Project, as the same is identified in the Plat filed in the office of the Summit County Recorder, Utah, on August 13, 2024 as Entry No. 1223761 in Book 2828 at Page 1521 and in the declaration recorded July 1, 2019 as Entry No. 1113513 in Book 2515 at Page 1703 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

Tax Id No.: MOONSH-A-AM and MOONSH-B-AM