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9/27/2017 4:09:00 PM \$17.00
Book - 10603 Pg - 1449-1452
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Tax Serial Number:
27-20-401-010

RECORDATION REQUESTED BY:

ROCK CANYON BANK
Provo Office
215 W 2230 N
Provo, UT 84604

WHEN RECORDED MAIL TO:

ROCK CANYON BANK
Provo Office
215 W 2230 N
Provo, UT 84604

9 5997-AM

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST



000000002984317900073509252017

THIS MODIFICATION OF DEED OF TRUST dated September 25, 2017, is made and executed between **VISION DANCE HOLDINGS, LLC**, whose address is **11635 SOUTH 700 EAST STE 100 , DRAPER, UT 84020 ("Trustor")** and **ROCK CANYON BANK**, whose address is **Provo Office, 215 W 2230 N, Provo, UT 84604 ("Lender")**.

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

ENTRY NO. 12349004 PG 4718-4729 RECORDED AUGUST 23, 2016 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER

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

SEE ATTACHED EXHIBIT "A"

"The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.

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

Loan No: 2984317900

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b) CDC or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation or borrower, or defeat any claim of SBA with respect to this Loan. Any Clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument."

The Real Property or its address is commonly known as 11545 SOUTH 3600 WEST, SOUTH JORDAN, UT 84095. The Real Property tax identification number is 27-20-401-010.

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

THIS DEED OF TRUST SHALL HEREBY INCREASE FROM \$1,888,000.00 TO \$2,118,045.00

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 endorser 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 SEPTEMBER 25, 2017.

TRUSTOR:

VISION DANCE HOLDINGS, LLC

By: 

RANDI SHAW, Member of VISION DANCE HOLDINGS, LLC

LENDER:

ROCK CANYON BANK

X 

Jacob Hoyt, Loan Officer

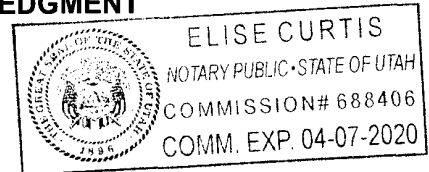
MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 2984317900

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Utah)



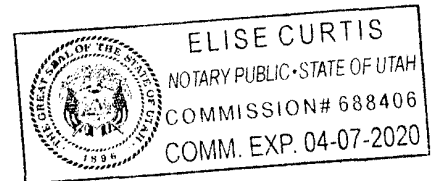
On this 23 day of September, 20 17, before me, the undersigned Notary Public, personally appeared **RANDI SHAW, Member of VISION DANCE HOLDINGS, LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged 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 [Signature]
Notary Public in and for the State of UT

Residing at PG
My commission expires 04-07-2020

LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Utah)



On this 26 day of September, 20 17, before me, the undersigned Notary Public, personally appeared **Jacob Hoyt** and known to me to be the **Loan Officer**, authorized agent for **ROCK CANYON BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **ROCK CANYON BANK**, duly authorized by **ROCK CANYON 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 **ROCK CANYON BANK**.

By [Signature]
Notary Public in and for the State of UT

Residing at PG
My commission expires 04-07-2020

**EXHIBIT A
PROPERTY DESCRIPTION**

Beginning at a point on the center of section line said point being South 00°00'42" West 889.207 feet from the center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, and running thence South 89°48'16" East 348.48 feet; thence South 00°00'42" West 125.00 feet; thence North 89°48'16" West 348.48 feet; thence North 00°00'42" East 125.00 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the 3600 West Street.

ALSO LESS AND EXCEPTING THEREFROM the following:

A part of the Southeast quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point on the Easterly line of the original asphalt pavement along 3600 West Street being 889.207 feet South 00°00'42" West along the quarter section line; and 9.64 feet South 89°48'16" East from the center of said Section 20; and running thence South 89°48'16" East 23.36 feet along the North line of Grantor's Property; thence South 00°00'42" West 125.00 feet along a line parallel to and being 33.00 feet perpendicularly distant Easterly from the quarter section line to the South line of Grantor's Property; thence North 89°48'16" West 26.26 feet along said South line to a point on the Easterly line of the original asphalt pavement along 3600 West Street; thence along said Easterly line the following four courses: North 00°00'49" West 88.09 feet; North 23°35'32" East 8.33 feet; North 00°31'48" East 26.23 feet; and North 11°39'52" West 3.11 feet to the point of beginning.

Tax Id No.: 27-20-401-010