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12/20/2017 4:11:00 PM \$14.00
Book - 10631 Pg - 8639-8641
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Tax Serial Number:
15-12-176-007

RECORDATION REQUESTED BY:
Bank of American Fork, a Division of People's
Intermountain Bank
Riverton
2691 W 12600 South
Riverton, UT 84065

WHEN RECORDED MAIL TO:
Bank of American Fork, a Division of People's
Intermountain Bank
Riverton
2691 W 12600 South
Riverton, UT 84065

SEND TAX NOTICES TO:
UTAH INVESTMENTS, L.C.
863 S 500 W
SALT LAKE CITY, UT 84101

FOR RECORDER'S USE ONLY

5888025



Bank of American Fork
A DIVISION OF PEOPLE'S INTERMOUNTAIN BANK

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated DECEMBER 18, 2017, is made and executed between UTAH INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY ("Trustor") and Bank of American Fork, a Division of People's Intermountain Bank, whose address is Riverton, 2691 W 12600 South, Riverton, UT 84065 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated May 13, 2014 (the "Deed of Trust") which has been recorded in SALT LAKE County, State of Utah, as follows:

DEED OF TRUST RECORDED ON MAY 15, 2014 AS ENTRY NUMBER 11849627 IN BOOK 10230 ON PAGES 8795-8803 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

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

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 863 SOUTH 500 WEST, SALT LAKE CITY, UT 84101. The Real Property tax identification number is 15-12-176-007.

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

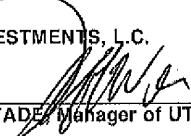
RE-ADVANCE LOAN FUNDS AND INCREASE LOAN AMOUNT TO \$895,000.00 AND EXTEND MATURITY DATE TO DECEMBER 12, 2027.

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 remain 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 DECEMBER 18, 2017.

TRUSTOR:

UTAH INVESTMENTS, L.C.

By: 
JEFF WADE, Manager of UTAH INVESTMENTS, L.C.

MODIFICATION OF DEED OF TRUST
(Continued)

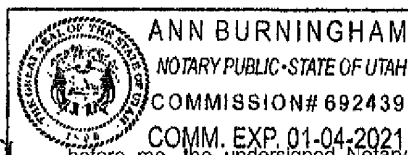
LENDER:

BANK OF AMERICAN FORK, A DIVISION OF PEOPLE'S INTERMOUNTAIN BANK

X [Signature]
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF SALT Lake)



On this 19 day of December, 20 17, before me, the undersigned Notary Public, personally appeared JEFF WADE, Manager of UTAH INVESTMENTS, L.C., 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 Ann Burningham
Notary Public In and for the State of UTAH

Residing at Riverton, UT
My commission expires 1-4-2021

LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Salt Lake)

On this 19 day of December, 20 17, before me, the undersigned Notary Public, personally appeared SAM Taylor and known to me to be the VP, authorized agent for Bank of American Fork, a Division of People's Intermountain Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Bank of American Fork, a Division of People's Intermountain Bank, duly authorized by Bank of American Fork, a Division of People's Intermountain 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 Bank of American Fork, a Division of People's Intermountain Bank.

By Ann Burningham
Notary Public In and for the State of UTAH

Residing at Riverton, UT
My commission expires 1-4-2021

EXHIBIT "A "

Escrow No. **023-5888025 (LL)**

A.P.N.: **15-12-176-007-0000**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 8, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 89°57'52" EAST 296.17 FEET; THENCE NORTH 0°03' EAST ALONG THE EAST FACE OF A FENCE 151.01 FEET TO THE CENTER LINE OF THE OREGON SHORT LINE SPURTRACK; THENCE WEST ALONG THE CENTERLINE OF SAID SPURTRACK 231.35 FEET; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID SPURTRACK TO THE WEST LINE OF SAID LOT 4, OF BLOCK 8; THENCE SOUTH 0°00'59" EAST ALONG THE WEST LINE OF SAID LOT 4, 161.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT, AND TO THE POINT OF BEGINNING.