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06/06/2019 12:12 PM \$40.00  
Book - 10788 Pg - 9426-9429  
**RASHELLE HOBBS**  
RECORDER, SALT LAKE COUNTY, UTAH  
CC BANK CAPITAL COMMUNITY  
1909 W STATE ST  
PLEASANT GROVE UT 84062  
BY: NUA, DEPUTY - WI 4 P.

**Tax Serial Number:**  
**16-31-101-005**

**RECORDATION REQUESTED BY:**

Capital Community Bank  
Pleasant Grove Office  
1909 West State St  
Pleasant Grove, UT 84062

**WHEN RECORDED MAIL TO:**

Capital Community Bank  
Pleasant Grove Office  
1909 West State St  
Pleasant Grove, UT 84062

**SEND TAX NOTICES TO:**

Capital Community Bank  
Pleasant Grove Office  
1909 West State St  
Pleasant Grove, UT 84062

**FOR RECORDER'S USE ONLY**

## **MODIFICATION OF DEED OF TRUST**

**THIS MODIFICATION OF DEED OF TRUST dated May 28, 2019, is made and executed between Wangs Investment LLC ("Trustor") and Capital Community Bank, whose address is Pleasant Grove Office, 1909 West State St, Pleasant Grove, UT 84062 ("Lender").**

**DEED OF TRUST.** Lender and Trustor have entered into a Deed of Trust dated November 17, 2017 (the "Deed of Trust") which has been recorded in Salt Lake County County, State of Utah, as follows:

Recorded on 11/29/2017 by the Salt Lake County Recorder as Entry number 12668973 book 10624 page 5623-5635.

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

See 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 3432 South State Street, South Salt Lake City, UT 84115. The Real Property tax identification number is 16-31-101-005.

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

Principal decrease from \$1,851,136.00 to \$962,676.21.00.

**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

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

Loan No: 50141903

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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 MAY 28, 2019.**

**TRUSTOR:**

**WANGS INVESTMENT LLC**

By: [Signature]  
Leming Lin, Member/ Manager of Wangs Investment LLC

By: Linyu Wang  
Linyu Wang, Member/ Manager of Wangs Investment LLC

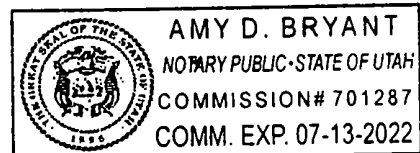
**LENDER:**

**CAPITAL COMMUNITY BANK**

x [Signature]  
Todd Lewis, Loan Officer

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Utah )  
COUNTY OF Utah ) SS  
 )



On this 31<sup>st</sup> day of May, 20 19, before me, the undersigned Notary Public, personally appeared **Leming Lin, Member/ Manager of Wangs Investment LLC and Linyu Wang, Member/ Manager of Wangs Investment LLC**, and known to me to be members or designated agents 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 they are 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 Pleasant Grove  
My commission expires 7-13-22

MODIFICATION OF DEED OF TRUST  
(Continued)

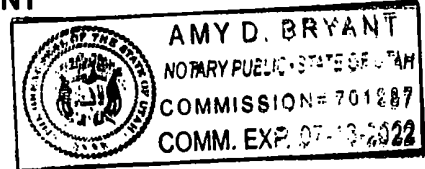
Loan No: 50141903

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LENDER ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Utah

)  
) SS  
)



On this 3<sup>rd</sup> day of May, 20 19, before me, the undersigned Notary Public, personally appeared **Todd Lewis** and known to me to be the **Loan Officer**, authorized agent for **Capital Community Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Capital Community Bank**, duly authorized by **Capital Community 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 **Capital Community Bank**.

By Amy Bryant  
Notary Public in and for the State of UT

Residing at Pleasant Grove  
My commission expires 07-13-2022

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

**Parcel 1:**

Beginning on the West line of State Street, at a point South 89°52'04" West 33.00 feet from the Northeast corner of Lot 12, Block 16, Ten Acre Plat "A", Big Field Survey, and running thence South 0°00'45" East 115.00 feet; thence South 89°51'05" West 313.73 feet; thence North 0°01'11" West 115.09 feet to the North line of said Lot 12; thence North 89°52'04" East 313.74 feet to the point of beginning.

**Tax Parcel No.: 16-31-101-005**

**Parcel 2:**

Beginning at a point South 89°52'04" West 346.769 feet from the Northeast corner of Lot 12, Block 16, Ten Acre Plat "A", Big Field Survey (assuming that said NE corner of Lot 12 is 33 feet East of the West line of State Street), said point also being South 89°52'04" West 313.74 feet along the North line of said Lot 12 from the West line of State Street, and running thence South 0°01'11" East 120.066 feet; thence South 89°51'42" West 17 feet; thence North 0°01'11" West 120.066 feet, more or less, to the North line of said Lot 12; thence North 89°52'04" East 17 feet, more or less, to the point of beginning.

**Tax Parcel No.: 16-31-101-023**