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Book - 11141 Pg - 4496-4498
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
BEN MELVIN
5201 S YOSEMITE ST
STE 100
GREENWOOD VLG CO 80111
BY: NUA, DEPUTY - WI 3 P.

RECORDATION REQUESTED BY:
Bank of Colorado
Denver Tech Center Branch
5201 S Yosemite Street
Greenwood Village, CO 80111

WHEN RECORDED MAIL TO:
Bank of Colorado
Denver Tech Center Branch
5201 S Yosemite Street
Greenwood Village, CO 80111

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated December 10, 2020, is made and executed between Landmark 1340 E 200 S LLC, whose address is PO Box 980580, Park City, UT 84098 ("Trustor") and Bank of Colorado, whose address is Denver Tech Center Branch, 5201 S Yosemite Street, Greenwood Village, CO 80111 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated November 29, 2016 (the "Deed of Trust") which has been recorded in Salt Lake County, State of Utah, as follows:

Recorded December 12, 2016 at Reception No. 12432360, Book - 10510, Page - 1457-1464.

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

Commencing 76 Feet East of the Northwest Corner of Lot 6, Block 25, Plat F, Salt Lake City Survey, East 79.33 Feet, South 120 Feet, West 79.33 Feet, North 120 Feet to the Beginning.

The Real Property or its address is commonly known as 1340 E 200 South, Salt Lake City, UT 84102.

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

Extend maturity date to November 15, 2030.


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 no liability or 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. JP

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 10, 2020.

TRUSTOR:

LANDMARK 1340 E 200 S LLC

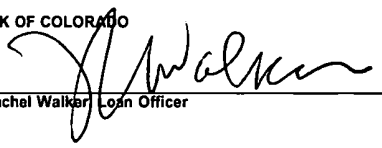
By:


Carl Joren Petersen, Manager of Landmark 1340 E 200 S LLC

LENDER:

BANK OF COLORADO

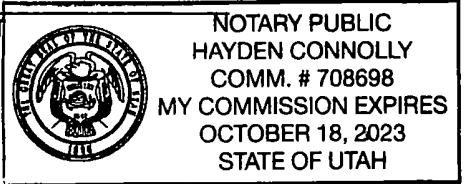
X


Rachel Walker, Loan Officer

MODIFICATION OF DEED OF TRUST
(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
)
COUNTY OF Salt Lake) SS
)



On this 1st day of February, 20 21, before me, the undersigned Notary Public, personally appeared Carl Joren Peterson, Manager of Landmark 1340 E 200 S 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 Hayden Connolly
Notary Public in and for the State of Utah
Hayden Connolly

Residing at Wells Fargo, 1095 E. 2100 S. Salt Lake City, UT
My commission expires 10/18/2023

LENDER ACKNOWLEDGMENT

STATE OF Colorado)
)
COUNTY OF Arapahoe) SS
)



On this 4th day of February, 20 21, before me, the undersigned Notary Public, personally appeared Rachel Walker and known to me to be the Loan Officer, authorized agent for Bank of Colorado that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Bank of Colorado, duly authorized by Bank of Colorado 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 Colorado.

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

Residing at 5201 S. Yosemite St. Greenwood Village, CO 80111
My commission expires 11/28/2021

Exhibit A:

PARCEL 1:

ALL OF LOT 16, BLOCK 1, SUBDIVISION OF BLOCK 26, PLAT "F", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "B" OF PLATS AT PAGE 122 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

PARCEL 2:

A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES AS ESTABLISHED BY INSTRUMENT RECORDED MARCH 27, 1945 AS ENTRY NO. 997573 IN BOOK 417 AT PAGE 456, AND ALSO BY INSTRUMENT RECORDED JULY 28, 1969 AS ENTRY NO. 2297031 IN BOOK 2775 AT PAGE 483 OF THE OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED AREA:

BEGINNING AT A POINT ON THE NORTH EDGE OF A CONCRETE RETAINING WALL 5.1 FEET SOUTH FROM THE SOUTHEAST CORNER OF LOT 15, BLOCK 1, A SUBDIVISION OF BLOCK 26, PLAT "F", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 10.08 FEET; THENCE WEST 140 FEET TO A POINT 5 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 10.1 FEET TO THE NORTH EDGE OF THE SAID CONCRETE RETAINING WALL; THENCE EAST ALONG THE NORTH EDGE OF SAID WALL 140 FEET TO THE POINT OF BEGINNING.