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6/2/2021 2:49:00 PM \$40.00
Book - 11184 Pg - 4173-4176
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

MTC 285703

Tax Serial Number:
27-17-251-014 (Parcel 2); 27-17-251-011 (Parcel 2)

RECORDATION REQUESTED BY:

First Community Bank Utah, Division of Glacier Bank
Layton Main Office Branch
12 South Main
Layton, UT 84041

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST



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THIS MODIFICATION OF DEED OF TRUST dated June 2, 2021, is made and executed between KICK CREEK L.L.C., a Utah limited liability company, whose address is 225 SOUTH 200 EAST, SALT LAKE CITY, UT 84111-5007 ("Trustor") and First Community Bank Utah, Division of Glacier Bank, whose address is Layton Main Office Branch, 12 South Main, Layton, UT 84041 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated May 20, 2020 (the "Deed of Trust") which has been recorded in Salt Lake County, State of Utah, as follows:

Recording date May 21, 2020, in Book 10947, at Page 5792-5808.

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

Parcel 1: (27-17-251-014)

Lot 49, Harvest Village as South Jordan Subdivision Phase 1 - Lot 4 Amended, Amending

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all of Lot 4 Harvest Village at South Jordan Subdivision, according to the official plat thereof, on recorded in the office of the Salt Lake County Recorder.

Parcel 2: (27-17-251-011)

Beginning at the Northeast corner of Lot 5, Harvest Village at South Jordan Subdivision Phase 1: thence Southwesterly 102.15 feet along a 1914 radius curve to the right (chord South 7 Deg 55' West 102.14'); thence North 89 Deg 59'56" West 514.29 thence North 2 Deg 24'47" East 104.61 feet thence South 89 Deg 37'56" East 537.61 feet to the beginning.

The Real Property or its address is commonly known as 10494 South River Heights Drive as to Parcel 1 and 10510 South River Heights Drive as to Parcel 2, South Jordan, UT 84095. The Real Property tax identification number is 27-17-251-014 (Parcel 2); 27-17-251-011 (Parcel 2).

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

The property has changed vesting from Sheridan Creek LLC to Kick Creek L.L.C. with a Warranty Deed dated ~~May 26, 2021~~ June 2, 2021.

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 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 JUNE 2, 2021.

TRUSTOR:

KICK CREEK L.L.C.

By: Ryan B. Peterson
RYAN B PETERSON, Manager of KICK CREEK L.L.C.

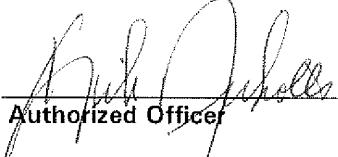
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LENDER:

FIRST COMMUNITY BANK UTAH, DIVISION OF GLACIER BANK

X


Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah

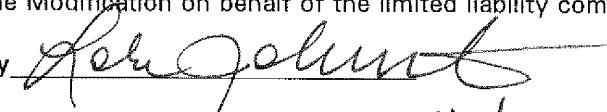
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COUNTY OF Salt Lake

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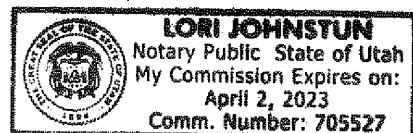
On this 2nd day of June, 2021, before me, the undersigned Notary Public, personally appeared **RYAN B PETERSON, Manager of KICK CREEK L.L.C.**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification 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 

Notary Public in and for the State of Utah

Residing at SLC UT

My commission expires 04/02/23



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(Continued)

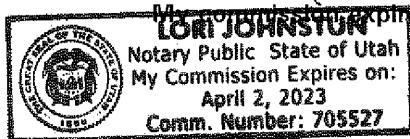
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LENDER ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Salt Lake)
) SS

On this 2 day of June, 20 21, before me, the undersigned Notary Public, personally appeared Kurt Nichols and known to me to be the Vice President, authorized agent for **First Community Bank Utah, Division of Glacier Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Community Bank Utah, Division of Glacier Bank**, duly authorized by **First Community Bank Utah, Division of Glacier 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 **First Community Bank Utah, Division of Glacier Bank**.

By Lori Johnston
Notary Public in and for the State of Utah



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