

Tax Serial Number:
16-08-176-028

RECORDATION REQUESTED BY:
UNIVERSITY FIRST FEDERAL CREDIT UNION
BUSINESS SERVICES
P.O. BOX 58025
SALT LAKE CITY, UT 84158

WHEN RECORDED MAIL TO:
UNIVERSITY FIRST FEDERAL CREDIT UNION
BUSINESS SERVICES
P.O. BOX 58025
SALT LAKE CITY, UT 84158

SEND TAX NOTICES TO:
UNIVERSITY FIRST FEDERAL CREDIT UNION
BUSINESS SERVICES
P.O. BOX 58025
SALT LAKE CITY, UT 84158

14055847 B: 11392 P: 5338 Total Pages: 3
12/22/2022 01:36 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

FOR RECORDER'S USE ONLY

131699-DMP

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated December 20, 2022, is made and executed between CLEARWATER HOMES, LLC a Utah limited liability company, whose address is 336 W. Broadway #110, Salt Lake City, UT 84101 ("Trustor") and UNIVERSITY FIRST FEDERAL CREDIT UNION, whose address is BUSINESS SERVICES, P.O. BOX 58025, SALT LAKE CITY, UT 84158 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated March 30, 2021 (the "Deed of Trust") which has been recorded in SALT LAKE County, State of Utah, as follows:

13616802
3/31/2021 3:08:00 PM \$40.00
BOOK - 11147 PG - 8394-8403
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UT
COTTONWOOD TITLE
BY: ECASH, DEPUTY - EF 10 P.

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

See SCHEDULE 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 847 AND 833 SOUTH 800 EAST, SALT LAKE CITY, UT 84102. The Real Property tax identification number is 16-08-176-028.

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

PRINCIPAL INCREASE FROM \$9,354,900.00 TO \$11,327,450.00.

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 DECEMBER 20, 2022.

TRUSTOR:

CLEARWATER HOMES, LLC

By:

MICAH WELLS PETERS, Manager of CLEARWATER HOMES, LLC

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 01

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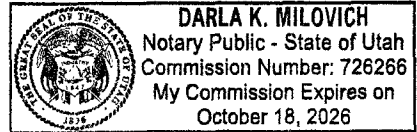
LENDER:

UNIVERSITY FIRST FEDERAL CREDIT UNION

x *Utah Burns*
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Salt Lake)



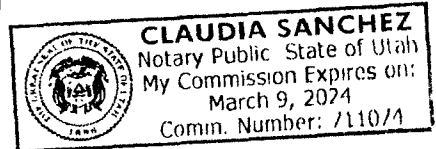
On this 20 day of December, 20 22, before me, the undersigned Notary Public, personally appeared **MICAH WELLS PETERS, Manager of CLEARWATER HOMES, LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged 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 Utah

Residing at Salt Lake County, UT
My commission expires 10/18/26

LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Salt Lake)



On this 22 day of December, 20 22, before me, the undersigned Notary Public, personally appeared *Nick Burns* and known to me to be the *Comm. Loan Processing Assistant, Manager* authorized agent for **UNIVERSITY FIRST FEDERAL CREDIT UNION** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **UNIVERSITY FIRST FEDERAL CREDIT UNION**, duly authorized by **UNIVERSITY FIRST FEDERAL CREDIT UNION** 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 **UNIVERSITY FIRST FEDERAL CREDIT UNION**.

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

Residing at Salt Lake
My commission expires March 9, 2024

**EXHIBIT A
PROPERTY DESCRIPTION**

A portion of Lots 3 and 4, Block 2, Plat "B", Salt Lake City Survey, located in the Northwest quarter of Section 8, Township 1 South, Range 1 East, Salt Lake Base and Meridian, comprised of two (2) parcels identified by Salt Lake County Parcel Nos. 16-08-176-026 and 16-08-176-015 (basis of bearing is South 00°00'59" East along the Monument line between two (2) Salt Lake City Street Monuments found in 800 East Street at 800 South Street and 900 South Street), more particularly described as follows:

Beginning at the Southwest corner of Lot 4, Block 2, Plat "B", Salt Lake City Survey, located South 330.00 feet (measured South 00°01'02" East 330.13 feet) along the block line from the Northwest corner of said Block 2 (Northwest corner measured South 00°00'59" East along the monument line 67.84 feet and North 89°59'01" East 68.43 feet from the Salt Lake City Monument found at the intersection of 800 South Street and 800 East Street), and running thence from said Southwest corner of Lot 4, North 5 rods (measured North 00°01'02" West 82.53 feet); thence East 9 rods and 2.8 feet (measured North 89°56'35" East 151.37 feet); thence South 82.5 feet (measured South 00°01'02" East 82.54 feet) to the South line of said Lot 4, said point being East 9 rods and 2.8 feet (measured North 89°56'35" East 151.37 feet) from the Southwest corner of said Lot 4; thence along said South line East 68.65 feet (measured North 89°56'35" East 68.68 feet); thence South 6 rods (measured South 00°01'02" East 99.05 feet) to the North right-of-way line of Chase Avenue; thence along said North right-of-way line West 13.33 rods (measured South 89°56'35" West 220.05 feet) to the West line of said Block 2; thence along said West line North 6 rods (measured North 00°01'02" West 99.05 feet) to the point of beginning.

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