

14326840 B: 11539 P: 8847 Total Pages: 6  
12/18/2024 04:28 PM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Tax Serial Number:  
20-02-478-001

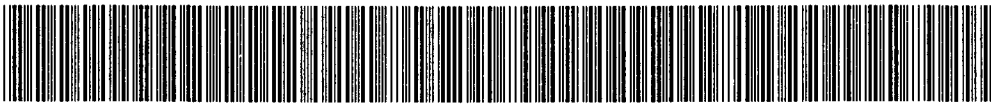
RECORDATION REQUESTED BY:  
First Community Bank Utah, Division of Glacier Bank  
Loan Operations  
1601 North Hillfield Road  
Layton, UT 84041

174135-DMP

FOR RECORDER'S USE ONLY

20-02-478-002

**MODIFICATION OF DEED OF TRUST**



\*#####%0735%12122024%#####%19\*

THIS MODIFICATION OF DEED OF TRUST dated December 12, 2024, is made and executed between WEST VALLEY SCHOOL DEVELOPMENT II, LLC, whose address is 290 N FLINT ST STE A, KAYSVILLE, UT 84037-0000 ("Trustor") and First Community Bank Utah, Division of Glacier Bank, whose address is Bountiful Branch, 207 South Main, Bountiful, UT 84010 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated January 16, 2024 (the "Deed of Trust") which has been recorded in SALT LAKE County, State of Utah, as follows:

Recorded January 22, 2024, as entry #14196428, Book 11467, Page 3674, Salt Lake County Recorder.

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

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

Page 2

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Beginning at the Southeast corner of Lot 7, Cape Cod Estates Phase 1 Subdivision said point being located South 0 deg 07' 46" East along section line 1320.30 feet and West 53.00 feet from the East Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence South 00 deg 07' 46" East along the westerly right-of-way line of 5600 West Street a distance of 802.70 feet to the Northerly line of the Questar Gas parcel; thence South 89 deg 52' 14" West 118.88 feet along said Northerly line to the Denver & Rio Grande Western Railroad right-of-way; thence North 50 deg 03' 24" West along the Northeasterly right-of-way line of said railroad a distance of 1,246.57 feet to the Southwest corner of Lot 311, Cape Cod Estates Phase 3 Subdivision; thence North 89 deg 51' 35" East along the Southerly line of said Cape Cod Estates Phase 3 and Phase 1 Subdivisions a distance of 1,072.79 feet to the point of beginning.

The Real Property or its address is commonly known as 4590 SOUTH 5600 WEST, WEST VALLEY CITY, UT 84120. The Real Property tax identification number is 20-02-478-001.

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

**Construction Deed of Trust is hereby converted to a Term Agreement.**

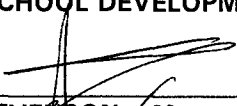
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate 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 DECEMBER 12, 2024.**

MODIFICATION OF DEED OF TRUST  
(Continued)

TRUSTOR:


WEST VALLEY SCHOOL DEVELOPMENT II, LLC

By:   
JED D. STEVENSON, Manager of WEST VALLEY  
SCHOOL DEVELOPMENT II, LLC

By:   
SHELDON L. KILLPACK, Manager of WEST VALLEY  
SCHOOL DEVELOPMENT II, LLC

LENDER:

FIRST COMMUNITY BANK UTAH, DIVISION OF GLACIER BANK

X   
Authorized Officer VP Loan CMI Officer

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

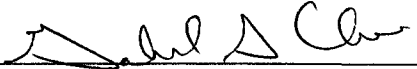
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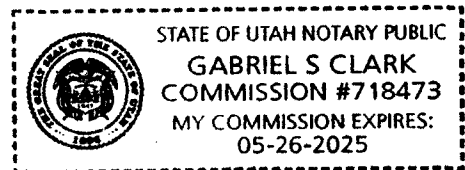
**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Utah )  
 ) SS  
COUNTY OF Davis )

On this 12<sup>th</sup> day of December, 20 24, before me, the undersigned Notary Public, personally appeared **JED D. STEVENSON, Manager of WEST VALLEY SCHOOL DEVELOPMENT II, LLC and SHELDON L. KILLPACK, Manager of WEST VALLEY SCHOOL DEVELOPMENT II, 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   
Notary Public in and for the State of Utah

Residing at Weber County, UT  
My commission expires 5/25/25



MODIFICATION OF DEED OF TRUST  
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Utah )  
 ) SS  
COUNTY OF Davis )

On this 12 day of Dec, 2024, before me, the undersigned Notary Public, personally appeared Kent Vance and known to me to be the VP Loan Cml Officer, 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 Cathy Jensen  
Notary Public in and for the State of Utah

Residing at Haystackville Ut  
My commission expires 10-25-25.



**EXHIBIT A  
PROPERTY DESCRIPTION**

Beginning at the Southeast corner of Lot 7, Cape Cod Estates Phase 1 Subdivision; said point being located South 0°07'46" East along section line 1320.30 feet and West 53.00 feet from the East Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence South 00°07'46" East along the westerly right-of-way line of 5600 West Street a distance of 802.70 feet to the Northerly line of the Questar Gas parcel; thence South 89°52'14" West 118.88 feet along said Northerly line to the Denver & Rio Grande Western Railroad right-of-way; thence North 50°03'24" West along the Northeasterly right-of-way line of said railroad a distance of 1,246.57 feet to the Southwest corner of Lot 311, Cape Cod Estates Phase 3 Subdivision; thence North 89°51'35" East along the Southerly line of said Cape Cod Estates Phase 3 and Phase 1 Subdivisions a distance of 1,072.79 feet to the point of beginning.

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