

Tax Serial Number:
28-02-277-013

14419101 B: 11591 P: 2013 Total Pages: 4
08/06/2025 11:45 AM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PARAMOUNT TITLE CORPORATION
1326 SOUTH 900 EASTSALT LAKE CITY, UT 84105

RECORDATION REQUESTED BY:
BRIGHTON BANK
City Center Office
311 South State Street
Salt Lake City, UT 84111

WHEN RECORDED MAIL TO:
BRIGHTON BANK
City Center Office
311 South State Street
Salt Lake City, UT 84111

SEND TAX NOTICES TO:
The Joey Michael Buchan Living Trust, u/t/a September 30, 2005
The Rebecca Ann Buchan Living Trust, u/t/a September 30, 2005
3450 East Hidden Oak Drive
Cottonwood Heights, UT 84121

FOR RECORDER'S USE ONLY

PTC 25-13115 MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated July 9, 2025, is made and executed between Joey M. Buchan, or his successors or assigns, as Trustee of The Joey Michael Buchan Living Trust, u/t/a September 30, 2005, as amended, as to an undivided 1/2 interest and to Rebecca A. Buchan, or her successors or assigns, as Trustee, of The Rebecca Ann Buchan Living Trust, u/t/a September 30, 2005, as amended, as to an undivided 1/2 interest, whose address is 3450 East Hidden Oak Drive, Holladay, Utah 84121 ("Trustor") and BRIGHTON BANK, whose address is City Center Office, 311 South State Street, Salt Lake City, UT 84111 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated June 14, 2024 (the "Deed of Trust") which has been recorded in Salt Lake County, State of Utah, as follows:

Recorded on June 25, 2024 in the Salt Lake County Recorder's Office Entry #14256950 in Book 11500 at Page 3737.

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

Lot 4, Amended Hidden Oaks Estates No. 4, according to the official plat thereof, recorded in the office of the County Recorder, County of Salt Lake, State of Utah.

The Real Property or its address is commonly known as 3450 East Hidden Oak Drive, Cottonwood Heights, UT 84121. The Real Property tax identification number is 28-02-277-013.

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

The Principal amount has been increased to \$5,450,000.00.

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 OF DEED OF TRUST
(Continued)**

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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 JULY 9, 2025.

TRUSTOR:

THE JOEY MICHAEL BUCHAN LIVING TRUST, U/T/A SEPTEMBER 30, 2005

By: 

Joey M. Buchan, Trustee of The Joey Michael Buchan Living Trust, u/t/a September 30, 2005

THE REBECCA ANN BUCHAN LIVING TRUST, U/T/A SEPTEMBER 30, 2005

By: 

Rebecca A. Buchan, Trustee of The Rebecca Ann Buchan Living Trust, u/t/a September 30, 2005

LENDER:

BRIGHTON BANK

x 

Authorized Officer

MODIFICATION OF DEED OF TRUST
(Continued)

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TRUST ACKNOWLEDGMENT

STATE OF Utah

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COUNTY OF Salt Lake

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On this 1st day of August, 20 25, before me, the undersigned Notary Public, personally appeared **Joey M. Buchan, Trustee of The Joey Michael Buchan Living Trust, u/t/a September 30, 2005**, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Suzanna Ferguson

Residing at 7101 S. Highland Dr. Cottonwood Heights, UT. 84121

Notary Public in and for the State of Utah

My commission expires 02.13.2029

TRUST ACKNOWLEDGMENT

STATE OF Utah

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COUNTY OF Salt Lake

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On this 1st day of August, 20 25, before me, the undersigned Notary Public, personally appeared **Rebecca A. Buchan, Trustee of The Rebecca Ann Buchan Living Trust, u/t/a September 30, 2005**, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Suzanna Ferguson

Residing at 7101 S. Highland Dr. Cottonwood Heights, UT. 84121

Notary Public in and for the State of Utah

My commission expires 02.13.2029

MODIFICATION OF DEED OF TRUST
(Continued)

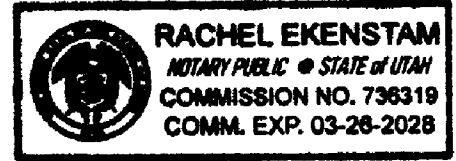
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LENDER ACKNOWLEDGMENT

STATE OF Utah

COUNTY OF Salt Lake

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On this 5th day of August, 20 25, before me, the undersigned Notary Public, personally appeared Beau Erickson and known to me to be the AVP, authorized agent for **BRIGHTON BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BRIGHTON BANK**, duly authorized by **BRIGHTON 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 **BRIGHTON BANK**.

By Rachel Ekenstam

Residing at Salt Lake City, UT

Notary Public in and for the State of UT

My commission expires 03-28-2028

Originator Names and Nationwide Mortgage Licensing System and Registry IDs:

Organization: **BRIGHTON BANK**

NMLSR ID: **763368**

Individual: **Beau Erickson**

NMLSR ID: **2524076**

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