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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
08/13/2015 04:17 PM  
FEE \$16.00 Page: 4  
DEP RT REC'D FOR UNTAH BANK

09-273-0009

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Tax Serial Number:

## **MODIFICATION OF DEED OF TRUST**

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**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is June 4, 2015. The parties and their addresses are:

**GRANTOR:**

**R&J REAL PROPERTIES LLC**  
A Utah Limited Liability Company  
3250 N. 750 E.  
Layton, UT 84041

**TRUSTEE:**

**FOUNDERS TITLE COMPANY**  
a Utah Corporation  
748 W. Heritage Park Blvd #202  
Layton, UT 84041

**LENDER:**

**UINTA BANK**  
Organized and existing under the laws of Wyoming  
695 Parkway Drive  
Mountain View, WY 82939

**1. BACKGROUND.** Grantor and Lender entered into a security instrument dated and recorded on (Security Instrument). The Security Instrument was recorded in the records of Davis County, Utah at and covered the following described Property:

— All of Lots 5 and 6, FOLLETT SUBDIVISION, LAYTON CITY, according to the Official Plat thereof, recorded in the Office of the County Recorder of DAVIS County, State of Utah.

The property is located in Davis County at 3250 North 750 East, Layton, Utah 84041.

**2. MODIFICATION.** For value received, Grantor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

**A. Secured Debt.** The secured debt provision of the Security Instrument is modified to read:

**(1) Secured Debts and Future Advances.** The term "Secured Debts" includes and this Security Instrument will secure each of the following:

**(a) Specific Debts.** The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 4971800, dated April 1, 2010, from R And J Technical Services, LLC., Ronald D. Houskeeper , Jake Houskeeper and Connell Durham (Borrower) to Lender, with a modified maximum credit limit of \$1,250,000.00 and maturing on November 20, 2015.

**(b) Future Advances.** All future advances from Lender to R And J Technical Services, LLC., Ronald D. Houskeeper , Jake Houskeeper and Connell Durham under the Specific Debts executed by R And J Technical Services, LLC., Ronald D. Houskeeper , Jake Houskeeper and Connell Durham in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to R And J Technical Services, LLC., Ronald D. Houskeeper , Jake Houskeeper and Connell Durham either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

**(c) Sums Advanced.** All sums advanced and expenses incurred by Lender under the terms of this Security Instrument when the evidence of indebtedness specifically states that it is secured by this Security Instrument.

**3. WARRANTY OF TITLE.** Grantor warrants that Grantor continues to be lawfully seized of the estate conveyed by the Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

**4. CONTINUATION OF TERMS.** Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

**SIGNATURES.** By signing, Grantor agrees to the terms and covenants contained in this Modification. Grantor also acknowledges receipt of a copy of this Modification.

**GRANTOR:**

R&J Real Properties LLC

By Ronald Houskeeper  
Ronald Houskeeper, Member

By Jake Houskeeper  
Jake Houskeeper, Member

**LENDER:**

Uinta Bank

By Jon Dolezal, Vice President

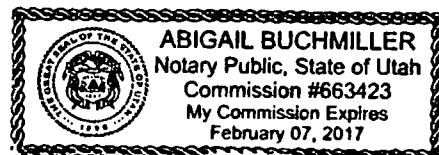
**ACKNOWLEDGMENT.**

State of Utah, County of Davis ss.  
This instrument was acknowledged before me this 15<sup>th</sup> day of JUNE,  
2015 by Ronald Houskeeper and Jake Houskeeper as Member and Member of R&J  
Real Properties LLC.

My commission expires:

Abigail Buehmler  
(Notary Public)

Residing at:



(Lender Acknowledgment)

State of Wyoming, County of Uinta ss.  
This instrument was acknowledged before me this 18th day of June,  
2015 by Jon Dolezal as Vice President of Uinta Bank.

My commission expires: 06/03/2017



Denise M. Christensen  
(Notary Public)

Residing at: Evanston, Wyoming