

Tax Serial Number:
XA3A-0500-CVE01

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ENTRY NO. 00308392

08/04/2022 05:04:50 PM B: 0622 P: 1708
Modification to Trust Deed PAGE 1 / 3
DEBRA P. ZIRBES, JUAB COUNTY RECORDER
FEE \$ 40.00 BY JUAB TITLE & ABSTRACT COMPANY



WHEN RECORDED MAIL TO:

Cache Valley Bank
Nephi Branch
185 N Main
Nephi, UT 84648

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated August 2, 2022, is made and executed between RYAN LYNN and KYLE LYNN ("Trustor") and Cache Valley Bank, whose address is Nephi Branch, 185 N Main, Nephi, UT 84648 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated February 8, 2022 (the "Deed of Trust") which has been recorded in JUAB County, State of Utah, as follows:

CONSTRUCTION DEED OF TRUST DATED FEBRUARY 08, 2022, AS ENTRY NO. 00304644, BOOK 0617, PAGE 1245, AND RECORDED IN THE JUAB COUNTY RECORDERS OFFICE; PARCEL NO. XA3A-0500-CVE01 AND KNOWN AS ADDRESS 1227 NORTH 400 EAST, NEPHI, UTAH 84648. .

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

PARCEL NO. XA3A-0500-CVE01: ALL OF LOT 1 OF CHAPEL VIEW ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF FILED AS ENTRY NO. 293221 AND AS MAP NO. 382 IN THE OFFICE OF THE JUAB COUNTY RECORDER.

The Real Property or its address is commonly known as 1227 NORTH 400 EAST, NEPHI, UT 84648. The Real Property tax identification number is XA3A-0500-CVE01.

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

THE PRINCIPAL AMOUNT OF SAID DEED OF TRUST RECORDED FEBRUARY 10, 2022 IS HEREBY INCREASED TO \$340,000.00.

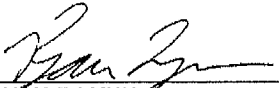
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender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

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

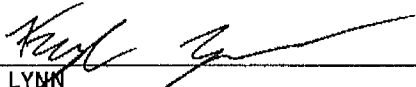
to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

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 AUGUST 2, 2022.

TRUSTOR:

X 

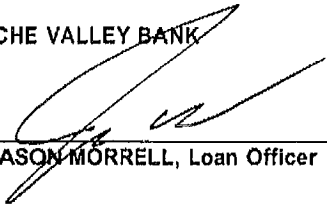
RYAN B LYNN

X 

KYLE LYNN

LENDER:

CACHE VALLEY BANK

X 

JASON MORRELL, Loan Officer

MODIFICATION OF DEED OF TRUST
(Continued)

INDIVIDUAL ACKNOWLEDGMENT

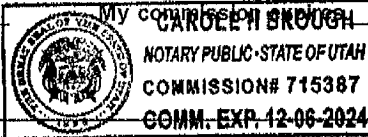
STATE OF Utah)
) SS
COUNTY OF Juab)

On this day before me, the undersigned Notary Public, personally appeared RYAN B LYNN and KYLE LYNN, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2 day of August, 2022.

By Carole H Brough Residing at Hepler Utah

Notary Public in and for the State of Utah My commission expires 12-6-2024



LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Juab)

On this 2 day of August, 2022, before me, the undersigned Notary Public, personally appeared JASON MORRELL and known to me to be the Loan Officer, authorized agent for Cache Valley Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Cache Valley Bank, duly authorized by Cache Valley 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 Cache Valley Bank.

By Carole H Brough Residing at Hepler Utah

Notary Public in and for the State of Utah My commission expires 12-6-2024

