



\*W3150978\*

E# 3150978 PG 1 OF 5  
Leann H. Kilts, WEBER COUNTY RECORDER  
06-May-21 0404 PM FEE \$40.00 DEP TN  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

**Tax Serial Number:**  
**19-016-0167**

**RECORDATION REQUESTED BY:**  
**Cache Valley Bank**  
**Bountiful Branch**  
**105 South 500 West**  
**Bountiful, UT 84010**

1744279

**FOR RECORDER'S USE ONLY**

### **MODIFICATION OF DEED OF TRUST**

**THIS MODIFICATION OF DEED OF TRUST dated May 6, 2021, is made and executed between JLET HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY ("Trustor") and Cache Valley Bank, whose address is Bountiful Branch, 105 South 500 West, Bountiful, UT 84010 ("Lender").**

**DEED OF TRUST.** Lender and Trustor have entered into a Deed of Trust dated September 21, 2020 (the "Deed of Trust") which has been recorded in WEBER County, State of Utah, as follows:

**RECORDED SEPTEMBER 23, 2020 IN THE WEBER COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 3086931 .**

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

See EXHIBIT "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 1406 WEST 2700 NORTH, PLEASANT VIEW, UT 84414. The Real Property tax identification number is 19-016-0167.

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

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

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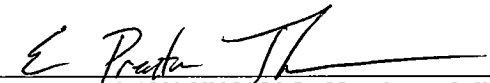
**PRINCIPAL AMOUNT OF PROMISSORY NOTE IS HEREBY INCREASED TO \$3,070,725.18  
AND MATURITY DATE IS EXTENDED TO APRIL 21, 2022.**

**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 MAY 6, 2021.**

**TRUSTOR:**

**JLET HOLDINGS LLC**

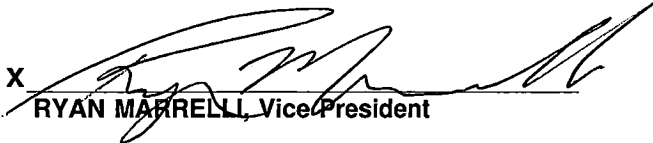
By:   
**ERIC PRESTON THOMAS, Member of JLET HOLDINGS  
LLC**

By:   
**JEFFREY SCOTT LUND, Member of JLET HOLDINGS  
LLC**

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

LENDER:

CACHE VALLEY BANK

X   
RYAN MARRELLI, Vice President

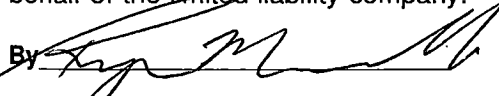
**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Utah

COUNTY OF Weber



On this 6<sup>th</sup> day of May, 2021, before me, the undersigned Notary Public, personally appeared **ERIC PRESTON THOMAS, Member of JLET HOLDINGS LLC** and **JEFFREY SCOTT LUND, Member of JLET HOLDINGS 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.

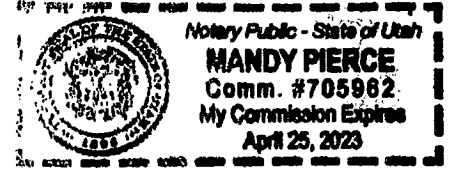
By   
Notary Public in and for the State of Utah

Residing at Bountiful  
My commission expires 6/27/21

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

**LENDER ACKNOWLEDGMENT**

STATE OF Utah )  
 )  
COUNTY OF Weber ) SS  
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On this 6<sup>th</sup> day of May, 20 21, before me, the undersigned Notary Public, personally appeared **RYAN MARRELLI** and known to me to be the **Vice President**, 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 Mandy Pierce  
Notary Public in and for the State of UT

Residing at Plain City  
My commission expires 04/25/2023

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RULON WHITE BOULEVARD AND THE NORTH LINE OF PV CSTORE SUBDIVISION, RECORDED AS ENTRY NO. 2948359 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 335.94 FEET NORTH 03°34'39" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°34'13" EAST);

RUNNING THENCE NORTH 89°53'58" WEST 217.23 FEET ALONG THE NORTH LINE OF SAID PV CSTORE SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 24, PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 1549557; THENCE NORTH 00°39'40" EAST 1399.39 FEET ALONG THE EAST LINE OF SAID PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1 TO THE SOUTHWEST CORNER OF LOT 6, PARKLAND COMMERCIAL SUBDIVISION PHASE 1 & 2, 3RD AMENDMENT, RECORDED AS ENTRY NO. 2944652; THENCE NORTH 64°05'47" EAST 641.95 FEET ALONG THE SOUTHERLY LINE OF SAID PARKLAND COMMERCIAL SUBDIVISION PHASE 1 & 2, 3RD AMENDMENT TO THE SOUTHEAST CORNER OF LOT 5, PARKLAND COMMERCIAL SUBDIVISION PHASE 2 1ST AMENDMENT, RECORDED AS ENTRY NO. 2788187 ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE SOUTH 25° 54'13" EAST 920.04 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 63°53'15" WEST 793.35 FEET; THENCE SOUTH 00°39'48" WEST 190.29 FEET; THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 803.50 FOOT RADIUS CURVE, A DISTANCE OF 270.60 FEET, CHORD BEARS SOUTH 10°18'41" WEST 269.32 FEET, HAVING A CENTRAL ANGLE OF 19°17'45"; THENCE SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 696.50 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORD BEARS SOUTH 17°52'51" WEST 50.52 FEET, HAVING A CENTRAL ANGLE OF 04°09'25" TO THE POINT OF BEGINNING. CONTAINING 21.09 ACRES.