

3227383
BK 7452 PG 1090

E 3227383 B 7452 P 1090-1093
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/19/2020 12:52:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Tax Serial Number:
06-084-0018

WHEN RECORDED MAIL TO:

Cache Valley Bank
Layton Branch
1333 North Hill Field Road
Layton, UT 84041

122805-T0F

83002987

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated FEBRUARY 18, 2020, is made and executed between ERIC R. LEWIS, Trustee of THE ERIC R. LEWIS REVOCABLE TRUST AS TO AN UNDIVIDED ONE-HALF INTEREST and CAROLE SUE LEWIS, Trustee of THE CAROLE SUE LEWIS REVOCABLE TRUST DATED FEBRUARY 13, 2006 AS TO AN UNDIVIDED ONE-HALF INTEREST ("Trustor") and Cache Valley Bank, whose address is Layton Branch, 1333 North Hill Field Road, Layton, UT 84041 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated March 7, 2013 (the "Deed of Trust") which has been recorded in DAVIS County, State of Utah, as follows:

RECORDED 03-18-2013 AS ENTRY NO. 2727341 IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

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

BEGINNING AT A POINT ON THE WEST LINE OF 1100 WEST STREET SOUTH 89°49'04" EAST 2329.27 FEET ALONG THE QUARTER SECTION LINE AND NORTH 0°08'02" WEST 52.61 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°08'02" WEST 289.93 FEET ALONG THE WEST LINE OF SAID 1100 WEST STREET TO A POINT NORTH 0°08'02" WEST 5.19 CHAINS FROM THE QUARTER SECTION LINE; THENCE NORTH 89°50'08" WEST 168.26 FEET TO THE EAST LINE OF THE D&RG RR; THENCE SOUTH 9°00'25" WEST 293.35 FEET ALONG THE SOUTHEASTERLY LINE OF SAID RR; THENCE SOUTH 89°49'04" EAST 214.87 FEET TO THE POINT OF BEGINNING.

06-084-0018

The Real Property or its address is commonly known as 2430 SOUTH 1100 WEST, WOODS CROSS, UT 84087. The Real Property tax identification number is 06-084-0018.

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

INCREASE THE PRINCIPAL AMOUNT FROM \$190,145.21 TO \$242,054.36.

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

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

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 FEBRUARY 18, 2020.

TRUSTOR:

THE ERIC R. LEWIS REVOCABLE TRUST

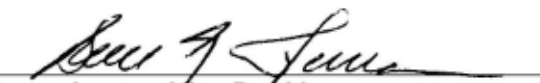
By: 
ERIC RANDOLPH LEWIS, Trustee of THE ERIC R. LEWIS
REVOCABLE TRUST

**THE CAROLE SUE LEWIS REVOCABLE TRUST DATED FEBRUARY 13,
2006**

By: 
CAROLE SUE LEWIS, Trustee of THE CAROLE SUE LEWIS
REVOCABLE TRUST DATED FEBRUARY 13, 2006

LENDER:

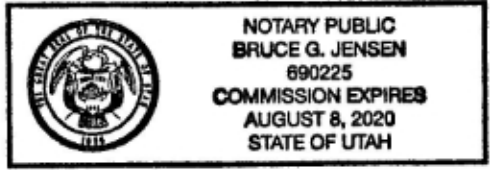
CACHE VALLEY BANK

X 
Bruce Jensen, Vice President

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

TRUST ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Davis)

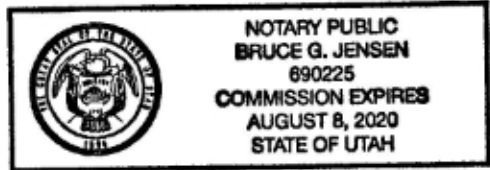


On this 18 day of February, 2020, before me, the undersigned Notary Public, personally appeared **ERIC RANDOLPH LEWIS**, Trustee of **THE ERIC R. LEWIS REVOCABLE TRUST**, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged 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 [Signature] Residing at Ogden, Utah
Notary Public in and for the State of Utah My commission expires 8-8-20

TRUST ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Davis)



On this 18 day of February, 2020, before me, the undersigned Notary Public, personally appeared **CAROLE SUE LEWIS**, Trustee of **THE CAROLE SUE LEWIS REVOCABLE TRUST DATED FEBRUARY 13, 2006**, 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.

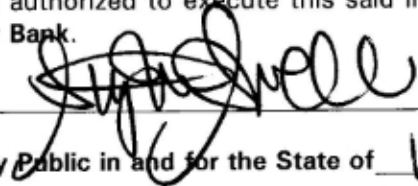
By [Signature] Residing at Ogden, UT
Notary Public in and for the State of Utah My commission expires 8-8-20

MODIFICATION OF DEED OF TRUST
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF DAVIS)

On this 17 day of February, 20 20, before me, the undersigned Notary Public, personally appeared **Bruce Jensen** 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 
Notary Public in and for the State of Utah

Residing at Ogden, UT
My commission expires 9.15.2020

