



W3298008

E# 3298008 PG 1 OF 6
Leann H. Kilts, WEBER COUNTY RECORDER
14-Sep-23 1024 AM FEE \$62.00 DEP SLW
REC FOR: OLD REPUBLIC TITLE (LAYTON)
ELECTRONICALLY RECORDED

MODIFICATION OF DEED OF TRUST

2269993 mha

THIS MODIFICATION OF DEED OF TRUST dated September 1, 2023, is made by and between Parkridge, Inc., a Utah corporation ("Trustor") company, and Tip's Leasing, LLC, a Utah limited liability company ("Lender"). DEED OF TRUST, Lender and Trustor have entered into a Dead of Trust (the Deed of Trust) which has been recorded in Weber County, State of Utah, as follows:

Dated: September 1, 2022
Recorded: September 9, 2022
Entry No.: 2354263

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

SEE ATTACHED EXHIBIT "A"

The Real Property or its address is commonly known as: Units 1 thru 18, Parcels A, B and C and common area Burch Creek Towns
Property tax Identification number are 06-349-0001 thru 0021:

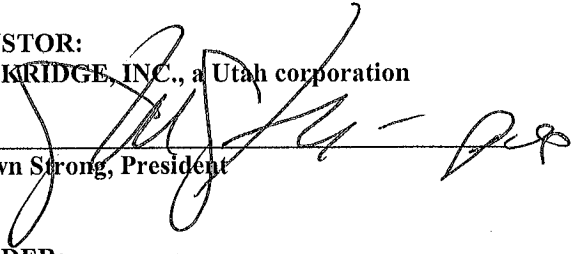
MODIFICATION. Lender and Trustor hereby modify the Deed of Trust as follows: The amount of the Construction Trust Deed is hereby increased from \$2,537,507.06 to \$2,736,248.00.

REAFFIRMATION OF DEED OF TRUST. Parkridge, Inc. hereby reaffirms its obligations under that certain Deed of Trust, (the "Deed of Trust"), dated September 1, 2022 and recorded on September 9, 2022 as Entry Number 2354263 of the Real Property Records of Weber County, Utah, and agrees that neither this Agreement nor the transactions described herein shall in any way affect its obligations under the Deed of Trust and that the Deed of Trust continues in full force and effect securing the Obligations.

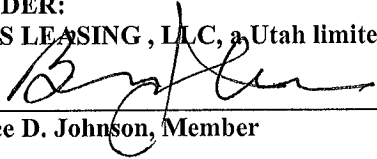
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender 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 endorers to the Note, 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: SEPTEMBER 1, 2023

TRUSTOR:
PARKRIDGE, INC., a Utah corporation

By: 
Shawn Strong, President

LENDER:
TIP'S LEASING, LLC, a Utah limited liability company

By: 
Bruce D. Johnson, Member

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)

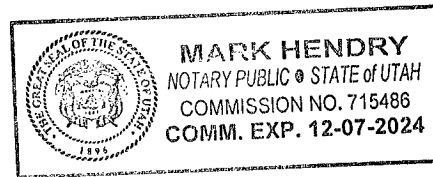
COUNTY OF DAVIS)

On September 12, 2023 before me, MARK HENDRY a Notary Public, personally appeared Shawn Strong, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



STATE OF UTAH)

COUNTY OF DAVIS)

On September 12, 2023 before me, MARK HENDRY a Notary Public, personally appeared Bruce D. Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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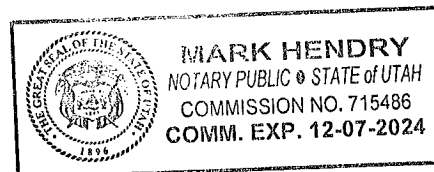


EXHIBIT "A"

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A part of Block 1, Country Club Heights (Book 9 Page 27), all of Lots 29 and 30 Greenwood Village Amended (Book 9 Page 026), being a part of the Northeast Quarter of Section 8 and the Southwest Quarter of Section 5, Township 5 North, Range 1 West Salt Lake Base and Meridian, U.S. Survey, South Ogden, Weber County, Utah:

Beginning at the Northeast Corner of Parcel "A" Burch Creek Estates as occupied on the ground (Book 65 Page 03) said point being North 45°46'33" West 9.61 feet from the most Southerly Corner of Lot 36, Greenwood Village Amended Plat (Book 9 Page 26) said point also being 788.46 feet South 89°45'50" East along the Section line and South 00°14'10" East 564.17 feet from the North Quarter Corner of said Section 8; and running thence South 38°59'27" West along the west line of said Parcel "A" 6.32 feet (record 6.54 feet) to the most Northerly Corner of lot 4 of said Burch Creek Subdivision; thence North 44°27'49" West 40.26 feet; thence South 38°59'27" West 214.93 feet to a point on an arc being on the Easterly Right of Way line of Country Club Drive; thence along said Right of Way line the following seven (7) courses 1) Northwestery along the arc of a 136.80 foot radius curve to the right a distance of 71.01 feet (Central Angle equals 29°44'25" Long Chord bears North 16°27'45" West 70.21 feet); 2) North 01°35'33" West 1.25 feet to a point on an arc; 3) Northwestery along the arc of a 115.70 foot radius curve to the left a distance of 149.43 feet (Central Angle equals 74°00'00" Long Chord bears North 38°35'33" West 139.26 feet); 4) North 75°35'33" West 4.75 feet to a point on an arc; 5) Northwestery along the arc of a 136.80 foot radius curve to the right a distance of 143.26 feet (Central Angle equals 60°00'00" Long Chord bears North 45°35'33" West 136.80 feet); 6) North 15°35'33" West 236.18 feet to a point on an arc; and 7) Northwestery along the arc of a 125.00 foot radius curve to the left a distance of 106.07 feet (Central Angle equals 48°37'08" Long Chord bears North 39°54'07" West 102.92 feet) to the Southeast Corner of lot 58 of said Country Club Heights Subdivision; thence along the East boundary line of said lot 58, North 25°00'10" East 140.90 feet to a point on an arc and the South boundary of the property conveyed to Kenneth Allen and wife Leona Allen (deed in Book 652, Page 117), thence Southeasterly and Northeasterly along said South boundary the following five (5) courses 1) Northeasterly along the arc of a 50.00 foot radius curve to the left a distance of 28.23 feet (Central Angle equals 32°21'02" Long Chord bears South 48°41'01" East 27.86 feet); 2) South 64°51'32" East 34.95 feet to a point on an arc; 3) Southeasterly along the arc of a 120.00 foot radius curve to the right a distance of 60.67 feet (Central Angle equals 28°57'58" Long Chord bears South 50°22'53" East 60.02 feet); 4) North 44°36'27" East 54.30 feet; and 5) North 30°48'27" East 65.00 feet to the South Right of Way of 40th Street; thence along said South Right of Way line the following three (3) courses: 1) South 59°11'33" East 44.85 feet to the Section line; 2) thence South 88°27'08" West 3.18 feet along the Section line to a point on an arc; 3) thence Southeasterly along the arc of a 233.00 foot radius curve to the right a distance of 74.90 feet (Central Angle equals 18°25'08" Long Chord bears South 68°06'26" East 74.58 feet) to a point on the intersection of said South Right of Way line and the East Right of Way of Hillcrest Circle Street; thence along said Right of Way South 20°15'33" East 100.80 feet to the most Northern corner of Greenwood Village Subdivision lot 31 (Book 9 Page 26); thence South 69°44'27" West 110.00 feet to the Northwest corner of said lot 31; thence following along said Green Wood Village Subdivision the following five(5) courses 1) South 20°15'14" East 130.00 feet; 2) thence South 23°58'33" East 89.10 feet; 3) South 31°14'33" East 89.10 feet; 4) South 38°30'33" East 89.10 feet; and 5) South 45°46'33" East 79.49 feet to the point of beginning.

Together with:

A part of Lot 42, Amended Chimes View Acres (Book 9 Page 011), being in Section 5, Township 5 North, Range 1 West Salt Lake Base and Meridian, U.S Survey South Ogden City, Weber County, Utah:

Beginning at a point on the Section line 218.96 feet South 89°45'50" East from the South Quarter Corner of sold Section 5 and running thence North 01°34'42" East 64.15 feet; thence South 59°36'33" East 46.37 feet; thence South 84°40'33" East 17.79 feet; thence South 69°58'26" East 6.15 feet; thence North 25°08'27" East 103.01 feet to the South Right of Way of 40th Street; thence South 59°11'33" East 43.33 feet along said South Right of Way line; thence South 25°06'57" West 67.55 feet to a point on an arc; thence Southeasterly along the arc of a 50.00 foot curve to the left a distance of 49.36 feet (Central Angle equals 56°33'29" Long Chord bears South 03°11'16" East 47.38 feet) to the Section line; thence North 89°45'50" West along said Section line 120.20 feet to the point of beginning.

Also known as Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18, Parcels A, B & C, and Common Area, BURCH CREEK TOWNS, (A PART OF COUNTRY CLUB HEIGHTS, ALL OF LOTS 29 & 30 GREENWOOD VILLAGE AMENDED AND PART OF LOT 42 AMENDED CHIMES VIEW ACRES), according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah