



\*W3328105\*

**MODIFICATION OF TRUST DEED**

E# 3328105 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
05-Jun-24 0327 PM FEE \$40.00 DEP LC  
REC FOR: OLD REPUBLIC TITLE (LAYTON)  
ELECTRONICALLY RECORDED

2379907 mgm

THIS MODIFICATION OF DEED OF TRUST dated May 31, 2024, is made and executed between Parkridge, Inc. ("Trustor") and Tip's Leasing, LLC ("Beneficiary").

DEED OF TRUST. Beneficiary and Trustor have entered into a Construction Deed of Trust dated September 1, 2022 (the "Deed of Trust") which has been recorded in Weber County, State of Utah, as follows:

Recorded September 9, 2022, as Entry No. 3254263, and being modified in that certain Modification Agreement, Recorded September 14, 2023, as Entry No. 3298008, in The Weber County Recorder's Office.

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

SEE ATTACHED EXHIBIT "A"

**SW PCV SW SW**  
The Real Property tax identification number is: 06-349-0001, 06-349-0003 Thru 06-349-0018

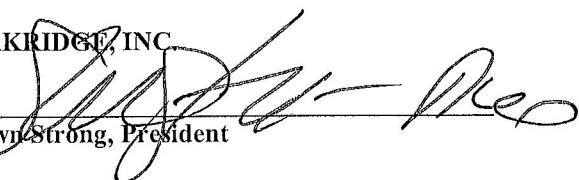
MODIFICATION. Beneficiary and Trustor hereby modify the Deed of Trust as follows:

1. The Loan Amount shall be increased to **\$3,355,675.93**

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 Beneficiary to this Modification does not waive Beneficiary's right to require strict performance of the Deed of Trust as changed above nor obligate Beneficiary 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 Beneficiary 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 Beneficiary 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 Beneficiary that the non-signing person consents to the changes and provision 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 31, 2024

[SIGNATURES SHOWN ON THE FOLLOWING PAGE]

**TRUSTOR:****PARKRIDGE, INC.**By:   
Shawn Strong, President**BENEFICIARY:****TIP'S LEASING, LLC**By:   
Bruce Johnson, Member/Manager

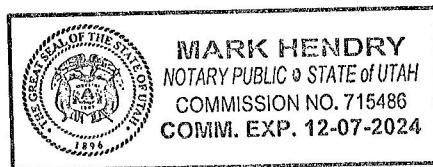
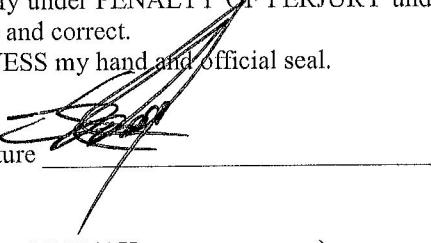
STATE OF UTAH )

COUNTY OF SALT LAKE )

On June 3, 2024, 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 SALT LAKE )

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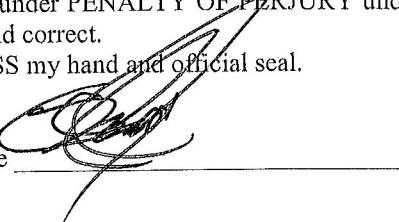
Signature 

EXHIBIT A

Land Description

All of Units 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18, BURCH CREEK TOWNS, (A PART OF BLOCK 1, 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 Weber County Recorder, State of Utah.