

3389036
BK 7775 PG 2094

Accommodation

WHEN RECORDED MAIL TO:
LOU ANN RAY, TRUSTEE
2484 EAST 8200 SOUTH
SOUTH WEBER, UTAH 84405

Tax ID # 13-030-0003

MODIFICATION TO DEED OF TRUST

THIS MODIFICATION TO DEED OF TRUST, is made effective as of the 14th day of May, 2021, by Ray Creek LLC, a Minnesota LLC (Trustor), in favor of US Title Insurance Agency, LLC (Trustee), for the benefit of Lou Ann Ray, Trustee of the Lou Ann Ray Family Trust Dated September 9, 2014 (Beneficiary), with a mailing address of 2484 East 8200 South, South Weber, Utah 84405.

Recitals

A. Beneficiary is the beneficiary named in that certain Deed of Trust dated January 22, 2018 and recorded in the Davis County Recorder's Office as Entry No. 3072384, Book 6938, Page 423 (the Deed of Trust), which secures Beneficiary's first-position security interest in the property described therein and Borrower's obligations under that certain Trust Deed Note dated January 22, 2018 (the Promissory Note) in the principal amount of \$150,000.00.

B. Since the effective date of the Trust Deed Note, Trustor has added an amount of \$150,000.00 of unsecured debt to the Trust Deed Note from the lender (Beneficiary), which brings the principal amount of the Trust Deed Note to \$300,000.00 and extinguishes the unsecured debt in the amount of \$150,000.00 owed to the Beneficiary from Trustor.

C. Trustor and Beneficiary desire to modify the Deed of Trust to place of public record certain of the terms their modified relationship.

Agreement

NOW, WHEREFORE, Trustor and Beneficiary hereby modify the Deed of Trust to reflect agreements between the Trustor and Beneficiary, including, but not limited to:

1. Principal Amount of the Trust Deed Note. The revised principal amount of the Trust Deed Note, as of the date of this modification, is \$300,000.00, and the Deed of Trust secures the repayment of such amount, together with all other amounts owing thereon as evidenced by the Amended Trust Deed Note.

2. Effectiveness. As modified herein, all of the provisions of the Deed of Trust, shall remain in full force and effect, including but not limited to the fact that the Property and Deed of Trust granted to Beneficiary as security for the Loan shall continue to secure the Loan in the same priority position and is not changed or altered in any way by this Modification.

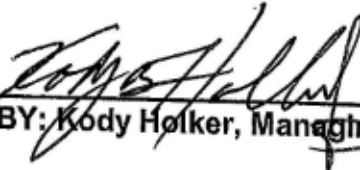
3. Conflict: To the extent that there is any conflict between the terms of this Modification and the Deed of Trust, the terms of this Modification shall control and govern the relationship between the parties.

COURTESY RECORDING
THIS DOCUMENT IS BEING RECORDED
SOLELY AS A COURTESY TO THE PARTIES.
U.S. TITLE ASSUMES NO RESPONSIBILITY
FOR THE CONTENTS HEREOF AND MAKES
NO REPRESENTATIONS AS TO THE EFFECT
OR VALIDITY OF THIS DOCUMENT.

IN WITNESS WHEREOF, the Trustor has executed this Modification to be effective as of the day and year first written above.

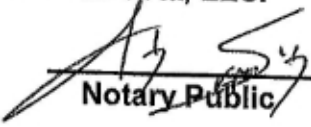
TRUSTOR:

Ray Creek, LLC, a Minnesota, LLC


BY: Kody Holker, Managing Member

State of Minnesota)
County of Hennepin) :ss

The foregoing instrument was acknowledged before me this _____ day of May, 2021, by Kody Holker, Managing Member of Ray Creek, LLC, a Minnesota, LLC.


Notary Public

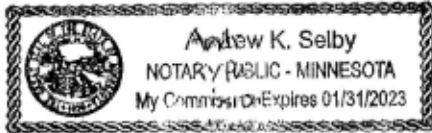


EXHIBIT "A"

Beginning 298.55 feet East from the Northwest corner of Section 34, Township 5 North, Range 1 West, Salt Lake Meridian, and running thence East 467.7 feet; thence South 373.09 feet; thence North 60°16' West 131.05 feet; thence North 51°15' West 47.8 feet; thence North 47°01' West 184.65 feet; thence North 50°21' West 102.6 feet; thence North 49°45' West 134.35 feet to the point of beginning.

Together with the vacated portion of 7400 South Street, Entry No. 3032809 in Book 6808 at Page 399 of Official Records.

Situated in DAVIS County

Parcel Identification Number: 13-030-0003