

When Recorded Mail To:
Fast Hard Money, LLC
5563 South 6950 West
Hooper, UT 84315

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 12th day of January, 2023 between Iuliana Martinas and Florin Martinas, (Borrower) and Fast Hard Money, LLC, (Lender/Beneficiary), amends and supplements the Mortgage/Deed of Trust, (the "Security Instrument") dated June 7, 2022 in the original principal amount of \$350,000.00 which covers the real property described in the Security Instrument and defined therein as the 'Property', situated in Davis County, State of Utah:

BEGINNING AT POINT ON THE WEST LINE OF A 50 FOOT ROAD 650.86 FEET WEST AND 198.6 FEET SOUTH FROM THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THENCE WEST 107.5 FEET ALONG AN EXISTING CHAIN LINK FENCE, THENCE SOUTH 13.1 FEET ALONG EXISTING CHAIN LINK FENCE, THENCE WEST 47.5 FEET ALONG CHAIN LINK FENCE, THENCE NORTH 123.20 FEET, THENCE EAST 155 FEET, MORE OR LESS, TO THE WEST LINE OF STREET CONVEYED TO WEST BOUNTIFUL CITY IN 177-388, THENCE SOUTHERLY ALONG SAID WEST LINE OF STREET 109.8 FEET MORE OR LESS TO POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM HILLWEST PLAT "A" SUBDIVISION.

06-012-0119

NOW THEREFORE, in consideration of the covenants and conditions hereinafter set forth, the parties hereto, intending to be legally bound, hereby agree as follows:


AN ADDITIONAL \$15,000.00 WILL BE ADDED TO THE EXISTING NOTE, MAKING THE TOTAL LOAN \$365,000.00. ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

All covenants, agreements, provisions, terms, stipulations, and conditions in the Note and deed of Trust shall be and remain in full force and effect, except as herein modified, and none of the Borrowers obligations or liabilities under the Note and Deed of Trust shall be diminished or released by and provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of the Lenders rights or remedies under the Note or Deed of Trust, whether such rights or remedies arise thereunder or by operations of law.


IN WITNESS WHEREOF, and intending to be legally bound hereby, this instrument has been executed as of the day and year first above written.

COURTESY RECORDING ONLY
Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Fast Hard Money, LLC


Hassan Namazi, Member



Iuliana Martinas



Florin Martinas

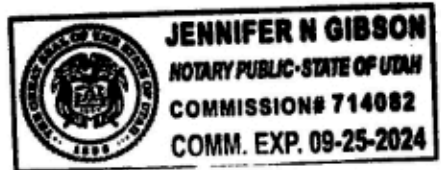
STATE OF UTAH)

COUNTY OF Davis)

On this 12th day of January 2023, before me, personally appeared Iuliana Martinas, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this document, and acknowledged before me that they executed the same.

and Florin Martinas.



Notary Public



STATE OF UTAH)

COUNTY OF Davis)

On this 12th day of January 2023, before me, personally appeared Hassan Namazi, who being duly sworn did say that he is the member of Fast Hard Money LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company and said Hassan Namazi acknowledged to me that the limited liability company executed the same.


Notary Public

