

ENT 46781:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 24 10:41 AM FEE 40.00 BY KC
RECORDED FOR Backman Orem
ELECTRONICALLY RECORDED

Tax Serial Number:
66-919-0007

RECORDATION REQUESTED BY:

CENTRAL BANK
PLEASANT GROVE OFFICE
801 S PLEASANT GROVE BLVD
PLEASANT GROVE, UT 84062

WHEN RECORDED MAIL TO:

CENTRAL BANK
PLEASANT GROVE OFFICE
801 S PLEASANT GROVE BLVD
PLEASANT GROVE, UT 84062

SEND TAX NOTICES TO:

Steele Ridge 7, LLC
1563 North Fitzgerald Lane
Lehi, UT 84043

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated May 27, 2025, is made and executed between Steele Ridge 7, LLC, a Utah limited liability company, whose address is 4706 West 10250 North, Highland, UT 84003 ("Trustor") and CENTRAL BANK, whose address is PLEASANT GROVE OFFICE, 801 S PLEASANT GROVE BLVD, PLEASANT GROVE, UT 84062 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated November 28, 2023 (the "Deed of Trust") which has been recorded in Utah County, State of Utah, as follows:

Recorded on 11-30-2023 as Entry No. 77774:2023.

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

Lot 7, Steele Ridge Plaza Subdivision Plat, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Together with and subject to a 30' Cross Access Easement and Public Utility Easement to Owners of all lots within Steele Ridge Plaza Plat along the Northeast Lot Boundary as shown on the official plat thereof.

The Real Property or its address is commonly known as (Approx) 357 East Crossroads Boulevard, Saratoga Springs, UT 84045. The Real Property tax identification number is 66-919-0007.

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

Increase the Principal from \$2,107,260.00 to \$2,922,237.00.

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 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 MAY 27, 2025.

TRUSTOR:

STEELE RIDGE 7, LLC

By: 
Jacob J. Ebert, Manager of Steele Ridge 7, LLC

Loan No: 175113133R1

MODIFICATION OF DEED OF TRUST
(Continued)

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LENDER:

CENTRAL BANK

X 
 Aaron Adamson, Loan Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah

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COUNTY OF Utah

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AARON ADAMSON
 NOTARY PUBLIC - STATE OF UTAH
 My Commission Expires August 6, 2028
 COMMISSION NUMBER 738543

On this 28th day of May, 20 25, before me, the undersigned Notary Public, personally appeared Jacob J. Ebert, Manager of Steele Ridge 7, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By 

Residing at Pleasant GroveNotary Public in and for the State of UtahMy commission expires 8/6/2028

LENDER ACKNOWLEDGMENT

STATE OF Utah

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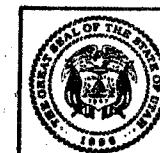
COUNTY OF Utah

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On this 28th day of May, 20 25, before me, the undersigned Notary Public,

personally appeared Aaron Adamson and known to me to be the Loan Officer, authorized agent for CENTRAL BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of CENTRAL BANK, duly authorized by CENTRAL 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 CENTRAL BANK.

By 

Residing at Pleasant GroveNotary Public in and for the State of UtahMy commission expires 2-10-26

MATTHEW W. CHESNUT
 NOTARY PUBLIC - STATE OF UTAH
 COMMISSION# 723003
 COMM. EXP. 02-10-2026