

When recorded mail to:
Millennia Investment Corp
6795 S. COTTONWOOD ST.
MIDVALE, UTAH 84047

Parcel ID # 00-0020-7421

TRUST DEED AND NOTE MODIFICATION

This trust deed and note modification is made this 10th day of August, 2023 by and between EASTWIND CONSTRUCTION, LLC (Trustor) and Millennia Investment Corp (Beneficiary) with Bruce J. Nelson as Trustee. This pertains to a certain trust deed and note dated May 24, 2023 in the amount of \$897,803.38 (hereinafter referred to as "Note") recorded in the Wasatch County Recorder's Office as Entry 532724 Bk 1442 Pg 905-907. The following described property, situated in Wasatch County, State of Utah:

PARCEL 1:

444 North Ibapah Peak Drive, Heber City, UT 84032

All of Lot 164, RED LEDGES PHASE 1 AMENDED SUBDIVISION, according to the official plat thereof on file and recorded in the Office of the Wasatch County Recorder, State of Utah. Together with the right to use and enjoy the common area as set forth and delineated in the record of survey map recorded October 11, 2007 as Entry No. 327153, in Book 0951, at Page 1659, of the Official Records, and further defined in that certain Declaration of Covenants, Conditions, and Restrictions recorded October 11, 2007 as Entry No. 327154, in Book 0951, at Page 1779, of the Official Records.

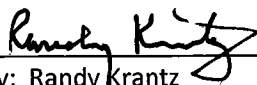
Both parties (Trustor and Beneficiary) agree as follows:

1. **\$150,000** will be added to the principal amount of the note with the following fees:
 - a. Origination of 2% will be charged on the additional amount (**\$3,000.**)
 - b. The due date of the note (August 22, 2023) will be extended 60 days to October 21, 2023 for a 1% extension fee on the balance of the note (**\$8,978.**)
 - i. If the loan is paid in full by August 31st, 2023, the extension fee in the amount of \$8,978 will be rebated back.
 - c. New loan balance to be **\$1,059,781.38.**

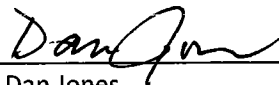
All other terms of the Note will remain in place except that the monthly interest payment will increase in conjunction with the new principal amount of the Note.

Agreed upon by:

Eastwind Construction, LLC

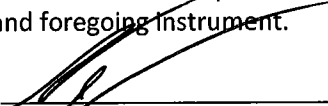

By: Randy Krantz
Its: Manager

Millennia Investment Corp

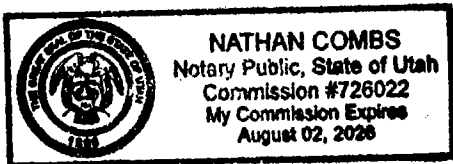

By: Dan Jones
Its: President

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

On this 10th of August, 2023, personally appeared before me, Randy Krantz, the President of Eastwind Construction, LLC, as well as Dan Jones, President of Millennia Investment Corp who being by me duly sworn says that he/she is the individual that executed the above and foregoing instrument.



Notary Public



ACCOMMODATION RECORDING ONLY.
Meridian Title Company makes no representation as to condition of title, priority of lien, nor does it assume any responsibility for validity, sufficiency or effect of document.