



W2831753

E# 2831753 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
13-Dec-16 0315 PM FEE \$34.00 DEP DA
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Loan 709

bst

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052

APN: 21-126-0001; 21-126-0007; 21-126-0002; 21-126-0008; 21-126-0003; 21-130-0001;
21-130-0002; 21-130-0003; 21-126-0006; 21-130-0004; 21-130-0005; 21-130-0006; 21-130-0007;
21-126-0011; 21-126-0012; 23-012-0022; 21-001-0014; and 21-001-0015
Additional Parcel 21-111-0001 - *bst*

**MODIFICATION OF DEED OF TRUST, ASSIGNMENT OF LEASES AND
RENTS, SECURITY AGREEMENT, AND FIXTURE FILING**

THIS MODIFICATION OF DEED OF TRUST dated December 13, 2016, is made and executed between SANCTUARY RANCH UTAH, LLC, a Utah limited liability company, and Timothy P. Charlwood, also known as Timothy Patrick Charlwood (collectively the "Trustor" or "Borrower") and Mountain West Debt Fund, LP, whose address is 357 West 200 South #200, Salt Lake City, UT 84101 ("Lender").

Lender and Trustor have entered into a Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated July 15, 2016 and recorded in the office of the Weber County Recorder on July 15, 2016 as Entry Number 2803929 (the "Deed of Trust").

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

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

MODIFICATION. Lender and Borrower hereby modify the Deed of Trust to encumber additional real property known as 1331 North Maple Street, Huntsville, Utah 84317, and further described as follows:

All of Lot 99, GREEN HILL COUNTRY ESTATES, PHASE NO. 6, LOT 99 - FIRST AMENDMENT, according to the official plat thereof as recorded in the office of the Weber County Recorder.

Lender and Borrower hereby FURTHER MODIFY the Deed of Trust to increase the secured amount of said Deed of Trust to THREE MILLION and 00/100 DOLLARS (\$3,000,000.00).

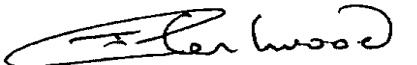
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the Secured Promissory Note 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

BORROWER:

SANCTUARY RANCH UTAH, LLC, a
Utah limited liability company



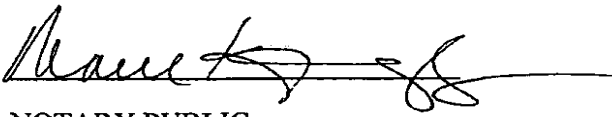
Timothy P. Charlwood, Manager



Timothy P. Charlwood, an Individual
a/k/a Timothy Patrick Charlwood

STATE OF UTAH)
)
County of Salt Lake) ss.

On the 13th day of December, 2016, personally appeared before me, Timothy P. Charlwood, the signers of the above instrument, who duly acknowledged to me that he/she executed the same in his individual capacity and in his capacity as Manager of Sanctuary Ranch Utah, LLC.



NOTARY PUBLIC
Residing at: Salt Lake
My Commission Expires:
8-26-18



**EXHIBIT A
PROPERTY DESCRIPTION**

Lots 1, 2, 3, 6 and Private Roadways within THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah.

Lots 4, 5, 7 and 8 within THE SANCTUARY FIRST AMENDMENT SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah.

Lots 4 and 5 (the same being the East half of the Northeast quarter) of Section 4, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision.

The Northwest quarter of Section 3, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision.

The Southwest quarter of Section 34, Township 7 North, Range 2 East, Salt Lake Base and Meridian.

ALL OF THE ABOVE DESCRIBED PROPERTY IS TOGETHER WITH a perpetual easement for ingress, egress and utilities over and across the existing 50' private road as more particularly described and conveyed in that certain Right of Way and Easement recorded January 14, 1998 as Entry No. 1515370 in Book 1901 at Page 2685, and in that certain Easement Agreement and Declaration of Covenants recorded September 23, 2004 as Entry No. 2058175 of official records.

Tax Id No.: 21-126-0001, 21-126-0002, 21-126-0003, 21-126-0006, 21-126-0007, 21-126-0008, 21-126-0011, 21-126-0012, 21-130-0001, 21-130-0002, 21-130-0003, 21-130-0004, 21-130-0005, 21-130-0006, 21-130-0007, 21-001-0014, 21-001-0015 and 23-012-0022

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