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11/30/2016 1:37:00 PM \$20.00  
Book - 10505 Pg - 8406-8409  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BAY NATIONAL TITLE COMPANY  
BY: eCASH, DEPUTY - EF 4 P.

AFTER RECORDING RETURN TO:  
Broadmark Real Estate Management, LLC  
1800 One Union Square  
600 University Street  
Seattle, WA 98101

UPU-42171-2

Information Required by RCW Ch. 36.18 and 65.04.

Document Title: First Amendment to Deed of Trust Security Agreement and Fixture Filing with Assignment of Leases and Rents  
Reference Number(s) of Document Assigned or Released: 12356763  
Grantor(s): Millcreek Cove Apartments, LLC, a Utah limited liability company  
Grantee: BRELF II, LLC, a Washington limited liability company  
Abbrev. Legal Description: Parcel 1: Commencing at a point 469.2 feet South of the Northwest corner of Lot 9, Block 7, Ten Acre Plat "A", Big Field Survey, and running thence East 23 rods; thence South 50 feet; thence West 23 rods; thence North 50 feet to the place of beginning.  
Parcel 2: Commencing at a point 34.8 rods South of the Northwest Corner of Lot 9, Block 7, Ten Acre Plat "A", Big Field Survey, and running thence East 23 rods; thence North 55 feet; thence West 23 rods; thence South 55 feet to the place of beginning.  
Together with an easement across the two- 50 ft. tracts immediately North of the property described herein, for the purpose of maintaining not to exceed a Two (2) inch pipeline of conduit water from the artesian well located on the 5 foot strip owned by Grantor prior to Grantors herein, about 100 feet north of the property described herein.  
Parcel 3: Beginning at the Northwest corner of Lot 8, Block 7, Ten Acre Plat "A", Big Field Survey, and running thence South 57.75 feet; thence South 89°58'59" East 233 feet; thence North 0°01'01" East 1.5 feet; thence South 89°58'59" East 22.73 feet; thence North 56.25 feet; thence West 255.75 feet to the point of beginning.

**FIRST AMENDMENT TO DEED OF TRUST,  
SECURITY AGREEMENT AND FIXTURE FILING WITH  
ASSIGNMENT OF LEASES AND RENTS**

THIS FIRST AMENDMENT TO DEED OF TRUST is made this 30 day of November, 2016, between Millcreek Cove Apartments, LLC, a Utah limited liability company as "Grantor," whose address is 4873 S State St, Salt Lake City, UT 84107, to BNTC Of Utah, Inc, "Trustee," whose address is 6955 S Union Park Center, Ste 170, Midvale, UT 84047, for the benefit of BRELF II, LLC, a Washington limited liability company, or assigns, "Beneficiary," whose address is 1800 One Union Square, 600 University Street, Seattle, WA 98101, on the following terms:

1. The Property encumbered by this First Amendment to Deed of Trust and the original Deed of Trust is as follows:

Real property in the County of Salt Lake, State of Utah, described as follows:

Parcel 1: Commencing at a point 469.2 feet South of the Northwest corner of Lot 9, Block 7, Ten Acre Plat "A", Big Field Survey, and running thence East 23 rods; thence South 50 feet; thence West 23 rods; thence North 50 feet to the place of beginning.

Parcel 2: Commencing at a point 34.8 rods South of the Northwest Corner of Lot 9, Block 7, Ten Acre Plat "A", Big Field Survey, and running thence East 23 rods; thence North 55 feet; thence West 23 rods; thence South 55 feet to the place of beginning.

Together with an easement across the two- 50 ft. tracts immediately North of the property described herein, for the purpose of maintaining not to exceed a Two (2) inch pipeline of conduit water from the artesian well located on the 5 foot strip owned by Grantor prior to Grantors herein, about 100 feet north of the property described herein.

Parcel 3: Beginning at the Northwest corner of Lot 8, Block 7, Ten Acre Plat "A", Big Field Survey, and running thence South 57.75 feet; thence South 89°58'59" East 233 feet; thence North 0°01'01" East 1.5 feet; thence South 89°58'59" East 22.73 feet; thence North 56.25 feet; thence West 255.75 feet to the point of beginning.

PHYSICAL ADDRESS: 3961, 3965, 3971 S 300 E  
Salt Lake City, UT 84107

ASSESSOR'S TAX PARCEL NO.: 16-31-378-009, 16-31-378-010, 16-31-378-011

2. The original Deed of Trust is recorded under Salt Lake County Auditor's File No. 12356763.

3. The sole amendment to the original Deed of Trust is to provide for a change in the amount of the Promissory Note to **\$4,699,500.00**, and such other and further additional advances as may be made by Beneficiary to Grantor. In all other respects the original Deed of Trust shall remain in full force and effect, and unchanged.

*Signature Page to Follow*

**ORAL AGREEMENTS OR ORAL COMMITMENTS TO LEND MONEY,  
EXTEND CREDIT OR TO FOREBEAR FROM ENFORCING REPAYMENT OF A DEBT  
ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.**

**GRANTOR:**

Millcreek Cove Apartments, LLC

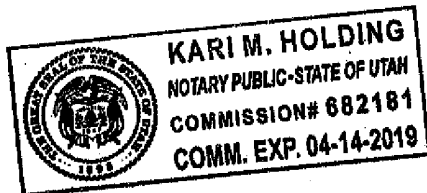
By: Randy Krantz  
Randy Krantz, Manager

By: Corey Jones  
Corey Jones, Manager

STATE OF Utah )  
COUNTY OF Salt Lake ) §

I certify that I know or have satisfactory evidence that Randy Krantz and Corey Jones are the people who appeared before me, and said people acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Managers of Millcreek Cove Apartments, LLC, a Utah limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Kari M. Holding  
Print Name: Kari Holding  
NOTARY PUBLIC in and for the State of  
Utah, residing at: Salt Lake  
My appointment expires: 4/14/19

## EXHIBIT "A"

A PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ALSO BEING IN LOT 8, BLOCK 7 TEN ACRE PLAT "A" BIG FIELD SURVEY, SALT LAKE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8, FROM WHICH THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK 7 BEARS NORTH 00° 01' 11" EAST 574.15 FEET; THENCE SOUTH 00° 01' 11" WEST 57.75 FEET ALONG THE WEST LINE OF SAID LOT 8 TO A 5/8" REBAR WITH CAP LABELED, "A.A HUDSON, PLS 375041" SET

ON THE NORTHWEST CORNER OF HEATHER RIDGE CONDOMINIUMS AS RECORDED UNDER ENTRY NUMBER 32961261N THE OFFICIAL RECORD OF SALT LAKE COUNTY; THENCE SOUTH 89° 59' 46" EAST 232.99 FEET ALONG THE NORTH LINE OF SAID HEATHER RIDGE CONDOMINIUMS TO A LEAD PLUG SET IN CONCRETE; THENCE NORTH 00° 00' 14" EAST 1.50 FEET ALONG SAID NORTH LINE TO A 5/8" REBAR WITH CAP; THENCE SOUTH 89° 59' 46" EAST 22.00 FEET ALONG SAID NORTH LINE TO A 5/8" REBAR WITH CAP SET ON THE WEST LINE OF PARCEL NUMBER 16-31- 453-003 IN THE OFFICIAL RECORDS OF SALT LAKE COUNTY AS SHOWN ON RECORD OF SURVEY 03-02-0166. THENCE NORTH 00° 30' 42" EAST 55.90 FEET ALONG SAID WEST LINE TO A CORNER ESTABLISHED BY RECORD OF SURVEY 03-02-0166; THENCE NORTH 89° 58' 00" EAST 123.64 FEET ALONG SAID SURVEY TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041;" THENCE NORTH 00° 10' 31" EAST 55.00 FEET ALONG THE WEST LINE OF PARCEL NUMBER 16-31-451-031 AS SHOWN ON RECORD OF SURVEY NUMBER 01-12-0846 TO A 5/8" REBAR WITH CAP; THENCE NORTH 00° 10' 31" EAST 50.00 FEET ALONG SAID WEST LINE AND THE WEST LINE OF THAT PARCEL OF LAND AS SHOWN ON RECORD OF SURVEY NUMBER 99-09-0675 IN THE OFFICIAL RECORDS OF SALT LAKE COUNTY TO A 5/8" REBAR WITH CAP; THENCE NORTH 89° 57' 16" WEST 379.38 FEET TO A 5/8" REBAR WITH CAP SET ON THE WEST LINE OF SAID LOT 9; THENCE SOUTH 00° 01' 11" WEST 105.00 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING.

Parcel ID: 16-31-378-009, 16-31-378-010 and 16-31-378-011

**Commonly known as: 3961, 3965, 3971 S 300 E, Salt Lake City, UT 84107.**

However, by showing this address no additional coverage is provided.