



W3044937

RECORDING REQUESTED BY:
Mountain West Debt Fund, LP
c/o Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 709

E# 3044937 PG 1 OF 6
Leann H. Kilts, WEBER COUNTY RECORDER
02-Apr-20 11:10 AM FEE \$50.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

APN: 21-126-0001, 21-126-0003, 21-126-0006, 21-126-0011, 21-130-0001, 21-130-0003, 21-130-0004, 21-130-0006, 21-001-0014, 21-001-0015, 23-012-0022, 20-169-0001, 20-169-0002 and 21-111-0001 and 21-126-0002

109770-ETF

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

THIS MODIFICATION OF DEED OF TRUST dated effective the 15th day of February, 2020, is made and executed between **SANCTUARY UTAH, LLC**, a Utah limited liability company, **VACHERY RANCH, LLC**, a Utah limited liability company, and **Timothy P. Charlwood**, also known as Timothy Patrick Charlwood (collectively, the "Trustor" or "Borrower") and Mountain West REIT, LLC, 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, as affected by a Modification of Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated and recorded December 13, 2016 in the Office of the Weber County Recorder as Entry Number 2831753, as further modified by a Modification of Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated and recorded May 1, 2017 in the Office of the Weber County Recorder as Entry Number 2854988, and an Assignment dated July 1, 2019 and recorded March 19, 2020, in the Office of the Weber County Recorder as Entry Number 3042192 (the "Deed of Trust").

REAL PROPERTY DESCRIPTION. The Deed of Trust encumbers the real property described herein, as affected by the modifications and assignment of record, which property is located in Weber County, State of Utah and more particularly described in Schedule A attached hereto and made a part hereof.

MODIFICATION. Lender and Borrower hereby modify the Deed of Trust to increase the secured amount of said Deed of Trust to FIFTEEN MILLION and 00/100 DOLLARS (\$15,000,000.00).

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

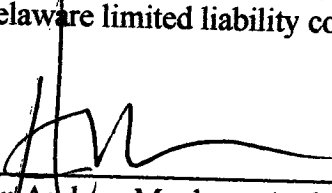
changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the Secured Promissory Note secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, if any, shall not be released by virtue of this Modification.

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 EFFECTIVE February 15, 2020.

"LENDER"

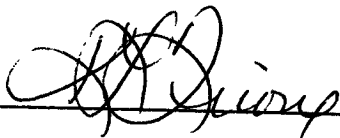
MOUNTAIN WEST REIT, LLC
a Delaware limited liability company



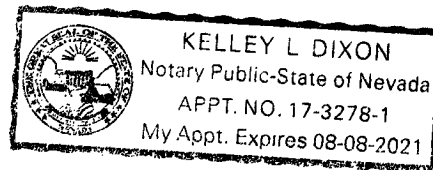
By Andrew Menlove, Authorized Agent

STATE OF Nevada }
COUNTY OF Clark } ss.

The foregoing instrument was ACKNOWLEDGED before me on this 26th day of March 2020, by Andrew Menlove, Authorized Agent of Mountain West REIT, LLC (Lender), a Delaware limited liability company.



Notary Public

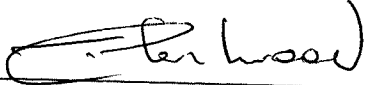


“Borrower:

SANCTUARY UTAH, LLC, a Utah
Limited liability company (formerly
known as Sanctuary Ranch Utah, LLC)

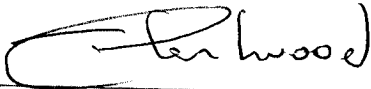


Timothy P. Charlwood, Manager



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

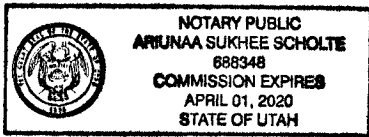
VACHERY RANCH, LLC, a Utah
limited liability company

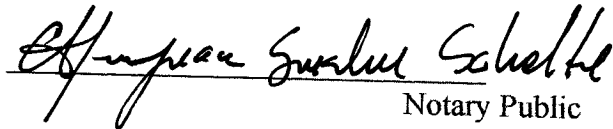


Timothy P. Charlwood, Manager

STATE OF Utah }
COUNTY OF Summit }

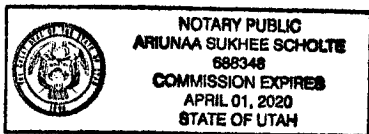
The foregoing instrument was ACKNOWLEDGED before me on this 25 day of March 2020, by Timothy Charlwood, Manager of SANCTUARY UTAH, LLC, a Utah limited liability company.

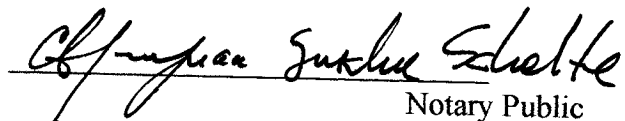



Notary Public

STATE OF Utah }
COUNTY OF Summit }

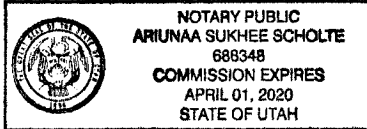
The foregoing instrument was ACKNOWLEDGED before me on this 25 day of March 2020, by Timothy Charlwood




Notary Public

STATE OF Utah }
COUNTY OF Summit }

The foregoing instrument was ACKNOWLEDGED before me on this 25 day of March 2020, by Timothy Charwood Manager of VACHERY RANCH, LLC, a Utah limited liability company.



Ariunaa Sukhee Scholte
Notary Public

SCHEDULE A
Legal Description

The land referred to herein is situated in the County of Weber, State of Utah, and is described as follows:

PARCEL 1:

Lot 1, THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on July 16, 2013 as Entry No. 2645602 in Book 74 at Page 31.

PARCEL 2:

Shared Ownership Interest consisting of an undivided 9/12 fee simple ownership interest as a tenant in common in Lot 2, THE SANCTUARY SUBDIVISION, according to the official plat thereof, and as according to the Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Sanctuary Utah, recorded on January 9, 2019 as Entry No. 2645602 in the office of the Weber County Recorder, State of Utah, together with the exclusive right to possess and occupy the Residence during the calendar months of January, February, March, April, May, June, July, August and December, each and every calendar year..

PARCELS 3 through 12:

Lots 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 on July 16, 2013 as Entry No. 2645602 in Book 74 at Page 31.

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 on May 5, 2014 as Entry No. 2685089 in Book 75 at Page 71.

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.

PARCEL A:

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.

PARCEL 13:

Lots 1 and 2, SANCTUARY LAKESIDE SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder on March 11, 2019 as Entry No. 2969264 in Book 85 at Page 10.

PARCEL 14:

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 on July 10, 2006 as Entry No. 2192505 in Book 64 at Page 21.

NOTE: Parcel Identification Numbers: 21-126-0001, 21-126-0003, 21-126-0006, 21-126-0011, 21-130-0001, 21-130-0003, 21-130-0004, 21-130-0006, 21-001-0014, 21-001-0015, 23-012-0022, 20-169-0001, 20-169-0002 and 21-111-0001 (for reference purposes only)