

After recording return to:
WASHINGTON MUTUAL BANK
444 OXFORD VALLEY ROAD
SUITE 300
LANGHORNE, PA 19047
ATTN: GROUP 9, INC.

Ent 320544 Bk 940 Pg 1656-1664
Date: 22-MAY-2007 1:16PM
Fee: \$26.00 Check Filed By: NC
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: GROUP9 INC

This document was prepared by:
BRAD AUSTGEN
WASHINGTON MUTUAL BANK
20855 STONE OAK PKWY BLDG B
SAN ANTONIO, TX 78258-7429



MODIFICATION OF THE WaMu Equity Plus™ AGREEMENT AND SECURITY INSTRUMENT

Loan Number: 0737909994

Grantor/Mortgagor:

BURKE F. RONEY AND ANDREA L. RONEY, TRUSTEES OF THE BURKE F. RONEY TRUST AND A ONE HALF INTEREST TO THE ANDREA L. RONEY TRUST, ANDREA L. RONEY AND BURKE F. RONEY, TRUSTEES

Borrower(s):

ANDREA L RONEY

BURKE F RONEY

This Modification of the WaMu Equity Plus(TM) Agreement and Security Instrument ("Modification") is made and entered into on April 23, 2007 by and between WASHINGTON MUTUAL BANK ("we," "us," "our," or "Bank") and the other person(s) signing below ("Borrower" or "Grantor/Mortgagor," as applicable).

Borrower and Bank are parties to a WaMu Equity Plus agreement including any riders or previous amendments, the ("Agreement") that establishes an account with a loan number identified above (the "Account") from which Borrower may obtain credit advances on a revolving basis from Bank. The Agreement is secured by a mortgage, deed of trust, trust indenture, deed to secure debt or other security instrument ("Security Instrument") executed by Grantor/Mortgagor and recorded on 06/15/2006 as Instrument No. 303159 , in Book or Liber 865 , Page(s) 504 , in the Official Records of WASATCH County, Utah. The Security Instrument secures performance of Borrower's obligations under the Agreement and encumbers the property described in the Security Instrument and located at the address below (the "Property"), more particularly described in Exhibit "A" attached to and incorporated herein as part of this Modification.

Tax Parcel Number: OCR-2005-0-009-045

Borrower, Grantor/Mortgagor, and Bank agree as follows:

1. **Effect of this Modification.** This Modification modifies, amends and supplements the Agreement and Security Instrument. To the extent of any inconsistency between the provisions of this Modification and the provisions of the Agreement or Security Instrument, the provisions of this Modification shall prevail over and supersede the inconsistent provisions of the Agreement or

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Security Instrument. Except as modified, amended or supplemented by this Modification, the Agreement and Security Instrument shall remain in full force and effect. This Modification will be legally binding and effective upon the parties only when it is signed by each Borrower, Grantor/Mortgagor, and the Bank.

2. Modified Terms and Conditions. The terms and conditions of the Agreement and Security Instrument that are modified, amended, and supplemented by this Modification are set forth on the attached Exhibit "B" attached to and incorporated herein as a part of this Modification. The terms used in Exhibit "B" shall have the same meanings as the same or substantially equivalent terms used in the Agreement and the Security Instrument, whether or not the terms used in Exhibit "B," or the Agreement or Security Instrument, are capitalized.

Borrower requests that a copy of any Notice of Default and of any Notice of Sale under the Security Instrument be mailed to the first Borrower named below at the Property address below.

Property Address:

2188 CREEKSIDE CT HEBER CITY, UT 84032-4113

WASHINGTON MUTUAL BANK

By: Melissa Ramirez
(Bank Officer Signature)

Melissa Ramirez
(Printed Bank Officer Name)

Its: Team Lead
(Bank Officer Title)

STATE OF ~~UTAH~~ Texas)
Dr.)
COUNTY OF Bexar) SS

The foregoing instrument was acknowledged before me this 9 day of May, 2007, by Melissa Ramirez as Team Lead of WASHINGTON MUTUAL BANK
(Printed Bank Officer Name) (Bank Officer Title)

WITNESS my hand and official seal

My commission expires 2/5/2011
Daniel Romero
Notary Public



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By signing below, each Grantor/Mortgagor accepts and agrees to the terms of the Security Instrument as amended and supplemented by this Modification.

GRANTOR/MORTGAGOR:

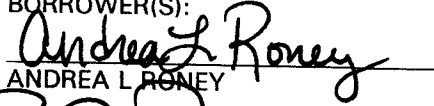
BURKE F. RONEY AND ANDREA L. RONEY, TRUSTEES OF THE BURKE F. RONEY TRUST AND A ONE HALF INTEREST TO THE ANDREA L. RONEY TRUST, ANDREA L. RONEY AND BURKE F. RONEY, TRUSTEES

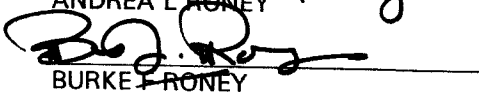
By Andrea L. Roney, Trustee/Settlor
BY ANDREA L. RONEY, TRUSTEE/SETTLOR

By Burke F. Roney, Trustee/Settlor
BY BURKE F. RONEY, TRUSTEE/SETTLOR

By signing below, each Borrower accepts and agrees to the terms of this Modification.

BORROWER(S):


ANDREA L. RONEY


BURKE J. RONEY

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STATE OF UTAH)
)
COUNTY OF WASATCH) SS
)

The foregoing instrument was acknowledged before me this April 24, 2007 by:
ANDREA L RONEY and
BURKE F RONEY and
____ and
____ and
____ and
____ and
____ and

Julie C. Giles
Notary Public
My Commission Expires: 09-27-2010
Residing at: 1921 N. Valley Hills Blvd. Heber City, UT 84032

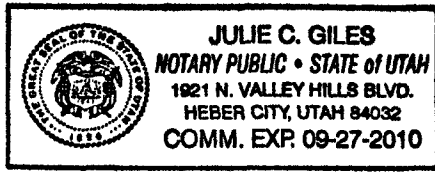


EXHIBIT "A"
ATTACHMENT TO MODIFICATION AGREEMENT

LYING AND BEING LOCATED IN THE UNINCORPORATED AREA, COUNTY OF
WASATCH, STATE OF UTAH; ALL THAT CERTAIN PARCEL OR TRACT OF LAND
KNOWN AS:

LOT 5, CREEKSIDE II SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT
THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF
WASATCH COUNTY, UTAH.

EXHIBIT "B"
ATTACHMENT TO MODIFICATION AGREEMENT

Annual Fee: There is no annual fee on your Account.

Cancellation Fee: If you cancel the credit line before 06/02/2009 [36 months following the original Effective Disbursement Date as defined in the Agreement], you will be charged a cancellation fee of A cancellation fee will not apply to this loan. In any event, if you pay off early you will not be entitled to a refund of the loan fee (if any) or any other finance charges already paid. In any event, you may not cancel the credit line until you have paid in full all amounts owing under the Agreement and Security Instrument.

Credit Limit: The credit limit stated in the Agreement and the principal amount secured by the Security Instrument is hereby increased by \$250,000.00, from the current amount of \$250,000.00 to the increased amount of \$500,000.00. All other terms and conditions relating to the credit limit including, without limitation, our ability to reduce the credit limit during any period when certain events have occurred on your obligation not to attempt, request or obtain a credit advance that will cause your Account balance to exceed your credit limit, remain in full force and effect.

Daily Periodic Rate and ANNUAL PERCENTAGE RATE Change Dates: The daily periodic rate and ANNUAL PERCENTAGE RATE for variable rate advances under the Agreement will change on each day that the index changes, and the index will be determined daily. Any provisions of the Agreement indicating that the daily periodic rate and ANNUAL PERCENTAGE RATE for variable rate advances under the Agreement may only change monthly, or indicating that the index is determined only as of a specified date of the calendar month, are hereby deleted.

Margin: The margin used in the calculation of the ANNUAL PERCENTAGE RATE for variable rate advances under the Agreement is -0.460%.

Auto Pay Service for Variable Rate Advances: The amount of the Margin for your Variable Rate Advances will be affected by how you decide to make payments on the Variable Rate Advances. You may decide whether to make payments on your Variable Rate Advances by making direct payments to us or by authorizing automatic loan payments from an account that you designate (which is our "Auto Pay" service). Your decision whether or not to authorize our Auto Pay service will not affect the availability of the Variable Rate Advances. If you authorize our Auto Pay service for the Variable Rate Advances, the Margin will be discounted (that is, it will be reduced) by either 0.250%, if the account you designate to make the Auto Pay payments is maintained with Washington Mutual Bank, or 0.000%, if that account is maintained with an institution other than Washington Mutual

EXHIBIT "B" CONTINUED
ATTACHMENT TO MODIFICATION AGREEMENT

Bank. If you authorize our Auto Pay service, the discount will be put into effect as of a date that we select.

If you have authorized our Auto Pay service for the Variable Rate Advances and thereafter the Auto Pay service for the Variable Rate Advances is terminated by you or us for any reason, the discount that you have received on the Margin for the Variable Rate Advances will be eliminated. Specifically, the Margin will increase on the day that the Auto Pay service is terminated by 0.250%, if the account designated to make the Auto Pay payments is maintained with Washington Mutual Bank, or 0.000%, if that account is maintained with any other institution. If the account designated to make Auto Pay payments is changed from an account maintained at Washington Mutual Bank to an account maintained at any other institution, the discount that you have received on the Margin for the Variable Rate Advances will be reduced. Specifically, the Margin will increase by 0.250% on the day the account designated to make Auto Pay payments is changed to an account maintained at another institution. In any such event, the increase in the Margin will result in a simultaneous increase in the ANNUAL PERCENTAGE RATE (subject to any further increases or decreases that result from a change in the Index) for the Variable Rate Advances by the same amount (i.e., by 0.250% or 0.000%, as applicable), and the Daily Periodic Rate for the Variable Rate Advances will also be simultaneously changed to an amount that is equal to the new ANNUAL PERCENTAGE RATE divided by 365 (366 in a leap year). Following any termination of our Auto Pay service, the increased Daily Periodic Rate and ANNUAL PERCENTAGE RATE will not be greater than the maximum Daily Periodic Rate and ANNUAL PERCENTAGE RATE. Increases in the Daily Periodic Rate and ANNUAL PERCENTAGE RATE will increase your Minimum Payment and periodic FINANCE CHARGES and, if these rates are increased in the last billing period prior to the Maturity Date, then your Balloon Payment due on the Maturity Date will also increase.

If the Index, or any substitute Index, is no longer available, we will choose a new Index. The new Index will have a historical movement substantially similar to that of the prior Index, and the Margin will be changed so that the new Index plus the Margin will result in an ANNUAL PERCENTAGE RATE that is substantially similar to the ANNUAL PERCENTAGE RATE in effect at the time the prior Index becomes unavailable (plus any increase in the Margin that results from any termination of the Auto Pay service or any change in the account designated to make Auto Pay payments, as described above).

Borrower Initials: QR Date: 4-24-07

EXHIBIT "B" CONTINUED
ATTACHMENT TO MODIFICATION AGREEMENT

Borrower Initials: JE Date: 4-24-07