

Loan 718

01092641 B: 2464 P: 1752

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

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Mary Ann Trussell, Summit County Utah Recorder
06/01/2018 04:02:03 PM Fee \$16.00

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

By Cottonwood Title Insurance Agency, Inc.
Electronically Recorded

APN: ~~SS-48-B-1~~ and ~~SS-30-A~~

SCVC-13, SCVC-19, SCVC-16

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

THIS MODIFICATION OF DEED OF TRUST dated May 17, 2018, is made and executed between CW LARSEN VILLAGE, LLC, a Utah limited liability company (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 April 19, 2017 and recorded in the office of the Summit County Recorder on April 20, 2017 as Entry Number 01067656 (the "Deed of Trust").

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Summit 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 INCREASE the secured amount of said Deed of Trust to FIVE MILLION ONE HUNDRED FORTY THOUSAND THREE HUNDRED TWENTY AND 00/100 DOLLARS (\$5,140,320.00):

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 endorser 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.

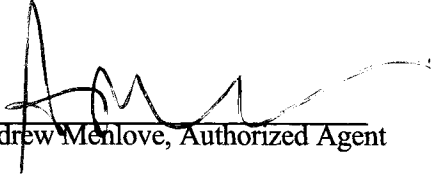
TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED MAY 17, 2018.

Dated as of May 17, 2017

“LENDER”


MOUNTAIN WEST DEBT FUND, LP
a Delaware limited partnership

By: Taylor Derrick Capital, LLC
Its: General Partner

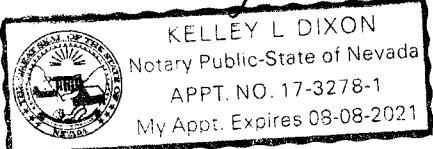
By: 
Andrew Menlove, Authorized Agent

STATE OF Nevada)
) ss.
COUNTY OF CLARK)

The foregoing instrument was ACKNOWLEDGED before me on May 17th, 2018, by Andrew Menlove, Authorized Agent of Taylor Derrick Capital, LLC, a Utah limited liability company, General Partner of Mountain West Debt Fund, LP (Lender), a Delaware limited partnership.

 [SEAL]
Notary Public

My Commission Expires:



BORROWER:

CW LARSEN VILLAGE, LLC, a Utah
limited liability company

By: CW Group, LLC f/k/a CW Land
Co., LLC
Its: Manager



Colin Wright, Sole Member/Manager

STATE OF UTAH)
)
County of Davis) ss.

On the 17 day of May, 2018, personally appeared before me, Colin W. Wright, 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.

Alicia Gentry

NOTARY PUBLIC
Residing at: Layton, UT
My Commission Expires: 10 OCT 18

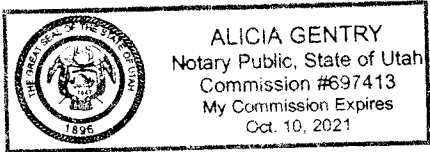


EXHIBIT A

LEGAL DESCRIPTION

Lots 13, 15, and 16, SILVER CREEK VILLAGE CENTER SUBDIVISION, according to the official plat thereof on file and of record in the Summit County Recorder's office.

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