

Tax Serial Number:
65-601-0101; 65-601-0102; 65-601-0103

ENT 76214: 2020 PG 1 of 4
Jeffery Smith
Utah County Recorder
2020 Jun 03 02:34 PM FEE 40.00 BY MA
RECORDED FOR Rudd & Hawkes Title Insurance Agency,
ELECTRONICALLY RECORDED

RECORDATION REQUESTED BY:
CENTRAL BANK
PROVO OFFICE
75 NORTH UNIVERSITY AVE
PROVO, UT 84601

WHEN RECORDED MAIL TO:
CENTRAL BANK
PROVO OFFICE
75 NORTH UNIVERSITY AVE
PROVO, UT 84601

SEND TAX NOTICES TO:
CANYON GATE LLC
5284 SOUTH COMMERCE DRIVE SUITE C274
MURRAY, UT 84107

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated May 15, 2020, is made and executed between CANYON GATE LLC, a Utah limited liability company, whose address is 5284 SOUTH COMMERCE DRIVE SUITE C274, MURRAY, UT 84107 ("Trustor") and CENTRAL BANK, whose address is PROVO OFFICE, 75 NORTH UNIVERSITY AVE, PROVO, UT 84601 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated September 26, 2019 (the "Deed of Trust") which has been recorded in UTAH County, State of Utah, as follows:

RECORDED 10-28-2019 AS ENTRY NO. 111367:2019.

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

SEE ATTACHED EXHIBIT A.

The Real Property or its address is commonly known as (APPROX) 850 SOUTH 2550 EAST, SPANISH FORK, UT 84660. The Real Property tax identification number is 65-601-0101; 65-601-0102; 65-601-0103.

MODIFICATION. Lender and Trustor hereby modify the Deed of Trust as follows:

INCREASE PRINCIPAL
INCREASE PRINCIPAL FROM \$1,114,664.37 TO \$1,260,614.37

MODIFY ADDRESS OF THE ABOVE DESCRIBED PROPERTY
THE ADDRESS ((APPROX) 850 SOUTH 2550 EAST, SPANISH FORK, UTAH 84660) IS NOW MODIFIED AND KNOWN AS: (PROPERTY 1) 786 SOUTH SPANISH FORK PARKWAY, SPANISH FORK, UTAH 84660; (PROPERTY 2) 758 SOUTH SPANISH FORK PARKWAY, SPANISH FORK, UTAH 84660; AND (PROPERTY 3) 822 SOUTH SPANISH FORK PARKWAY, SPANISH FORK, UTAH 84660

MODIFY PARCEL NUMBERS OF THE ABOVE DESCRIBED PROPERTY
THE PARCEL NUMBER (38-512-0004) IS NOW MODIFIED AND KNOWN AS 65-601-0101, 65-601-0102 AND 65-601-0103.

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 promissory note or other credit agreement 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, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

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 15, 2020.

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 56180441

Page 2

ENT 76214 : 2020 PG 2 of 4

TRUSTOR:

CANYON GATE LLC

PRIMERA GROUP LLC, Manager of CANYON GATE LLC

By: [Signature]
PAUL M. JENSEN, Manager of PRIMERA GROUP LLC

LENDER:

CENTRAL BANK

X [Signature]
Authorized Officer

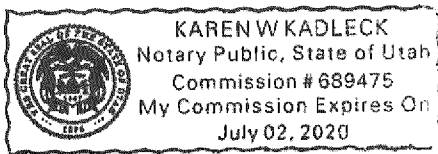
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Salt Lake)

On this 27th day of May, 20 20, before me, the undersigned Notary Public, personally appeared PAUL M. JENSEN, Manager of PRIMERA GROUP LLC, Manager of CANYON GATE LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature]
Notary Public in and for the State of Utah

Residing at Sandy, UT
My commission expires 7-2-20

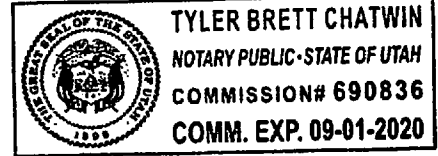


MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 56180441

Page 3

LENDER ACKNOWLEDGMENT



STATE OF UTAH)
)
COUNTY OF UTAH) SS
)

On this 3 day of JUNE, 20 20, before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for **CENTRAL BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **CENTRAL BANK**, duly authorized by **CENTRAL BANK** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **CENTRAL BANK**.

By _____
Notary Public in and for the State of UTAH

Residing at PROVO
My commission expires 09-01-2020

EXHIBIT A**File #: JR19-573-A**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT BEING A PART OF LOT 2 OF EAST BENCH COMMERCIAL SUBDIVISION, RECORDED DECEMBER 6, 2016 AS ENTRY NO. 122351:2016 AT THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING 203.42 FEET SOUTH 00°24'38" EAST ALONG THE SECTION LINE AND EAST 522.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28, AND RUNNING THENCE SOUTH 55°07'00" EAST 402.56 FEET ALONG THEN NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 34°53'00" WEST 301.79 FEET; THENCE SOUTH 76°19'11" WEST 108.37 FEET; THENCE SOUTH 89°34'28" WEST 48.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 00°24'38" WEST 503.79 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

Tax Serial Numbers: 65-601-0101, 65-601-0102 and 65-601-0103 (Lots 101, 102, and 103, respectively)