

Tax Serial Number:
54-148-0006

RECORDATION REQUESTED BY:
Capital Community Bank
North Provo Office
3280 N University Ave
Provo, UT 84604

WHEN RECORDED MAIL TO:
Capital Community Bank
North Provo Office
3280 N University Ave
Provo, UT 84604

UW-9043
SEND TAX NOTICES TO:
Capital Community Bank
North Provo Office
3280 N University Ave
Provo, UT 84604

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated May 10, 2019, is made and executed between Craig Miller and Teresa Miller ("Trustor") and Capital Community Bank, whose address is North Provo Office, 3280 N University Ave, Provo, UT 84604 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated May 8, 2018 (the "Deed of Trust") which has been recorded in Utah County, State of Utah, as follows:

Recorded on May 08, 2018 by the Utah County Recorder as Entry number 43030:2018 PG 1 of 11.

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

Commencing at the Southwest corner of Parcel 6, Plat "A", VILLAGE SQUARE AT PLEASANT GROVE COMMERCIAL PLAN DEVELOPMENT, Pleasant Grove, Utah County, Utah, according to the Official Plat thereof as recorded in the Office of the Utah County Recorder, State of Utah; thence North 07°21'14" East along the Westerly most boundary of said Parcel 6, 86.83 feet; thence North 85°00'00" East along said Parcel 6 boundary line, 304.57 feet; thence North 04°45'00" West along said Parcel 6 boundary line, 155.52 feet; thence North 40°07'30" East 42.69 feet; thence North 86°02'54" East along the Northerly most boundary of said Parcel 6, 131.58 feet; thence South 04°06'00" East 315.39 feet to the South boundary of said Parcel 6; thence North 89°46'14" West along the said boundary line of Parcel 6, 371.22 feet; thence continuing along the South boundary line of said Parcel 6, North 88°05'00" West 111.88 feet to the point of beginning.

The Real Property or its address is commonly known as 392 East State Street, Pleasant Grove, UT 84062. The Real Property tax identification number is 54-148-0006.

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

Increase loan amount from \$296,000.00 to \$495,946.55. Extend maturity date from 05/05/2019 to 05/05/2021.

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.

**MODIFICATION OF DEED OF TRUST
(Continued)**


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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 endorsers 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 10, 2019.

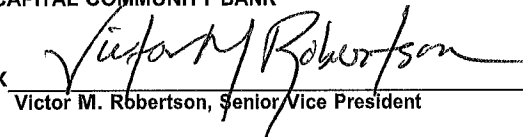
TRUSTOR:

X 
Craig L. Miller

X 
Teresa T. Miller

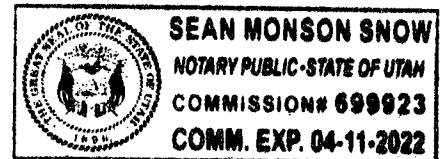
LENDER:

CAPITAL COMMUNITY BANK

X 
Victor M. Robertson, Senior Vice President

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF UTAH)



On this day before me, the undersigned Notary Public, personally appeared **Craig L. Miller and Teresa T. Miller**, to me known to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of May, 2019

By Sean Snow

Residing at Provo, UT

Notary Public in and for the State of UT

My commission expires 4/11/22

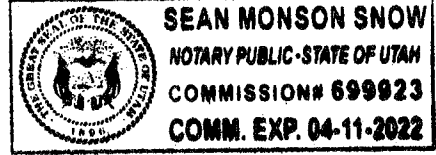
MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 50154782

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LENDER ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF UTAH)



On this 13th day of May, 20 19, before me, the undersigned Notary Public, personally appeared **Victor M. Robertson** and known to me to be the **Senior Vice President**, authorized agent for **Capital Community Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Capital Community Bank**, duly authorized by **Capital Community 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 **Capital Community Bank**.

By Sean Snow
Notary Public in and for the State of UT

Residing at Provo, UT
My commission expires 04/11/22