

Tax Serial Number:
16-18-382-019 AND 16-18-382-003

RECORDATION REQUESTED BY:
UNIVERSITY FIRST FEDERAL CREDIT UNION
BUSINESS SERVICES
P.O. BOX 58025
SALT LAKE CITY, UT 84158

WHEN RECORDED MAIL TO:
UNIVERSITY FIRST FEDERAL CREDIT UNION
BUSINESS SERVICES
P.O. BOX 58025
SALT LAKE CITY, UT 84158

SEND TAX NOTICES TO:
UNIVERSITY FIRST FEDERAL CREDIT UNION
BUSINESS SERVICES
P.O. BOX 58025
SALT LAKE CITY, UT 84158

13482714
12/3/2020 3:34:00 PM \$40.00
Book - 11073 Pg - 500-502
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

FOR RECORDER'S USE ONLY

124765 · JHM

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated December 3, 2020, is made and executed between CTAG LLC, whose address is 6375 Highland Drive, Salt Lake City, UT 84121 ("Trustor") and UNIVERSITY FIRST FEDERAL CREDIT UNION, whose address is BUSINESS SERVICES, P.O. BOX 58025, SALT LAKE CITY, UT 84158 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated March 26, 2020 (the "Deed of Trust") which has been recorded in SALT LAKE County, State of Utah, as follows:

13228731
3/27/2020 3:57:00 PM \$40.00
Book - 10917 Pg - 3089-3098
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 10 P.

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

See SCHEDULE A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 203-213 EAST 2100 SOUTH AND 1991 SOUTH 200 EAST, SALT LAKE CITY, UT 84115. The Real Property tax identification number is 16-18-382-019 AND 16-18-382-003.

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

PRINCIPAL INCREASE FROM \$5,440,732.98 TO \$5,840,733.00.

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 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 DECEMBER 3, 2020.

TRUSTOR:

CTAG LLC

By: 
AARON HAAGA, Manager of CTAG LLC

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 07

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LENDER:

UNIVERSITY FIRST FEDERAL CREDIT UNION

X _____
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Salt Lake)

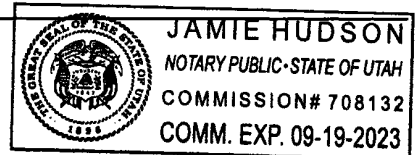
On this 3 day of December, 20 20, before me, the undersigned Notary Public, personally appeared **AARON HAAGA, Manager of CTAG LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to 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 Salt Lake, UT
My commission expires 9.19.23

LENDER ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)



On this _____ day of _____, 20 _____, before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for **UNIVERSITY FIRST FEDERAL CREDIT UNION** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **UNIVERSITY FIRST FEDERAL CREDIT UNION**, duly authorized by **UNIVERSITY FIRST FEDERAL CREDIT UNION** 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 **UNIVERSITY FIRST FEDERAL CREDIT UNION**.

By _____
Notary Public in and for the State of _____

Residing at _____
My commission expires _____

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

Beginning at a point on the East right-of-way line of 200 East Street, said point being North 89°52'23" East 32.99 feet (East 33.00 feet per Deed) from the Southwest corner of Lot 1, Block 5, 5 Acre Plat "A", Big Field Survey and running thence North 00°13'40" East along said East right-of-way line of 200 East Street 441.33 feet; thence North 89°52'30" East 156.19 feet to the West line of Wagstaff Addition Subdivision as recorded with the office of the Salt Lake County Recorder; thence South 00°09'51" West (due South per Deed) along the West line of said Wagstaff Addition Subdivision 305.40 feet; thence West 72.20 feet; thence South 00°13'40" West 136.08 feet; thence South 89°52'23" West along the North side of 2100 South Street 84.33 feet to the point of beginning.

Said property is also known as Lot 1, Finnegan Minor Subdivision.

PARCEL 1A:

Those rights, appurtenant to Parcel 1 created and described in that certain Easement Agreement dated January 13, 1999 and recorded January 14, 1999 as Entry No. 7222719 in Book 8229 at Page 1084 of official Salt Lake County records.

PARCEL 2:

Beginning at a point 33 feet East and 441.2 feet North of the Southwest corner of Lot 1, Block 5, Five Acre Plat "A", Big Field Survey and running thence North 50 feet; thence East 156.75 feet; thence South 50 feet; thence West 156.75 feet to the place of beginning.

TOGETHER WITH a right of way, being 12 feet wide, as disclosed by that certain Right-of-Way deed recorded November 9, 2018 as Entry No. 12883884 in Book 10729 at Page 3712, of official records.

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