RECORDING REQUESTED BY WHEN RECORDED RETURN TO Chris LaCroix, Esq. c/o Garfield & Hecht, P.C. 625 E. Hyman Avenue, Suite 201 Aspen, Colorado 81611 Ent 456847 Bk 1235 Pg 1404 – 1407 PEGGY FOY SULSER, Recorder WASATCH COUNTY CORPORATION 2018 Oct 09 10:01AM Fee: \$16.00 TC For: Coalition Title Agency, Inc. ELECTRONICALLY RECORDED

11567A

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST ("Modification") is made and entered into effective August 31, 2018, between JAS REALTY LIMITED PARTNERSHIP, a Delaware limited partnership ("Borrower") and STRAUSS CONSULTING, LLC, a Colorado limited liability company ("Lender").

RECITATIONS

- A. Borrower has executed and delivered to Lender that certain Deed of Trust dated January 28, 2002 and recorded on June 18, 2002 in the public records of Wasatch County, Utah, under Book 0564 and Page 0258-0270 (the "Deed of Trust"). The Deed of Trust constitutes a valid first priority lien on certain real property in Wasatch County, Utah legally described on Exhibit "A" attached hereto.
- B. The Deed of Trust secures a promissory note dated January 28, 2002 executed by Borrower in favor of Lender in the original principal amount of One Million and No/100 U.S. Dollars (\$1,000,000.00) plus interest (the "Note").
- C. With respect to the Note, Borrower and Lender have entered into a Modification of Trust Deed Promissory Note and Limited Loan Guaranty (the "Modification of Note") of even date herewith, pursuant to which, among other things, Borrower and Lender have agreed to extend the maturity date of the Note.
- D. As of the Effective Date, the total outstanding balance due and payable under the Note is \$2,343,222.00.
- E. Borrower and Lender desire by this agreement to modify the Deed of Trust to secure repayment of the Note, as modified by the Modification of Note.

WITNESSETH

NOW, THEREFORE, in consideration of the undertakings herein contained, which constitute a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. <u>Recitations</u>. The above recitations are true and correct.

- 2. <u>Modification</u>. The Deed of Trust is hereby modified to provide that the maturity date of the Note, as amended, is extended to June 30, 2020, unless further extended in accordance with the provisions of the Note, as amended.
- 3. Except as modified herein, the Deed of Trust remains in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Modification the day and year first above written.

BORROWER:	LENDER:	
JAS REALTY LIMITED PARTNERSHIP, a Delaware limited partnership	STRAUSS CONSULTING, LLC, a Colorado limited liability company	
By:	By: \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Donaid Gilliogi, General Lattier	i etci Strauss, ivianagei	
[Space Below This Line For Acknowledgment]		
STATE OF Montana		
COUNTY OF Park,)ss.		
The foregoing Modification of Deed of Trust was acknowledged before me this day of 2018 by Donald Gimbel, General Partner of JAS REALTY LIMITED PARTNERSHIP, a Delaware limited partnership.		
WITNESS my hand and official seal. My commission expires:	Idex Hart	
STATE OF) county of)	Notary Hetalic ALEX HESTER Notary Public For the State of Montana Residing at: Livingston, Montana My Commission Expires: October 21, 2021	
The foregoing Modification of Deed of Trust was acknowledged before me this day of 2018 by Peter Strauss, Manager of STRAUSS CONSULTING, LLC, a Colorado limited liability company.		
WITNESS my hand and official seal My commission expires:	ATTACKED	
	Notary Public	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.		
State of California)	
County of Las AUGE/ES)	
On 9/24/2018 before me, MILLICENT B ALDERU, NOTSEY PUBLIC,		
Date	Here Insert Name and Title of the Officer	
personally appeared	ETEC E STRAUSS	
*	Name(s) of Signer(s)	
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.		
MILLICENT B. ALPERN Commission # 2111271 Notary Public - California Los Angeles County	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.	
	WITNESS my hand and official seal.	
My Comm. Expires Jun 9, 2019	Signature Signature of Notary Public	
Diese Nature Ocal Above		
Place Notary Seal Above OPTIONAL		
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.		
Description of Attached Document, Title or Type of Document: MGDIFICATION OF DIEED OF TRUST		
Title or Type of Document: <u>MGD/HCX//O</u> Document Date: 9//HZO/8		
Signer(s) Other Than Named Above: Down	Number of Pages:	
Capacity(ies) Claimed by Signer(s)	Signer's Name: DOUALD GINBEL	
Signer's Name: <u> ETEC E STRIUSS </u> Corporate Officer — Title(s): <u>MASAGEC</u>	Signer's Name: Consider — Title(s):	
☐ Partner — ☐ Limited ☐ General	Partner — ☐ Limited ☐ General	
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact	
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator	
□ Other: Signer Is Representing: <i>STICA US</i> S	□ Other: Signer is Representing: \(\tau\) \(\tau\) \(\tau\)	
CONSULTING LLC	LIMITED PARTNERSNIP	
MANANANANANANANANANANANANANANANANANANAN	VRNISNISNISNISNISNISNISNISNISNISNISNISNISN	

EXHIBIT "A" (LEGAL DESCRIPTION OF REAL PROPERTY)

THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

COUNTY OF WASATCH COUNTY, STATE OF UTAH

(TAX SERIAL NO. OWC-0022-0)