

mtc 248470

Document Prepared by: Heather Vinas

Bank of America, N.A.  
Partial Release Department

AND WHEN RECORDED, MAIL TO:

Bank of America  
TX2-981-03-25  
7105 Corporate Drive, Bldg B  
Plano, TX 75024

ENT 28203:2019 PG 1 of 6  
Jeffery Smith  
Utah County Recorder  
2019 Apr 05 11:19 AM FEE 22.00 BY MA  
RECORDED FOR Meridian Title Company  
ELECTRONICALLY RECORDED

**MODIFICATION TO DEED OF TRUST**

This Modification to Deed of Trust ("Modification") is made this 12 day of March, 2019 among Bank of America, National Association, successor by merger to Merrill Lynch Credit Corporation ("Beneficiary"), ReconTrust Company, N.A. ("Trustee") and Daniel L. Richards (the "Borrower(s)") (collectively referred to herein as the "parties").

RECITALS

This Modification is made with reference to the following facts:

- A. The Borrower(s) made, executed, and delivered to Merrill Lynch Credit Corporation, that certain Deed of Trust, dated January 29, 2002, and recorded on February 4, 2002, as ENT 13667:2002, in the Official Records in the Office of the County Recorder of Utah County, State of Utah ("Deed of Trust"), securing a Note dated January 29, 2002, in the principal amount of \$256,272.00 in favor of the Beneficiary and legally describing the real property as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- B. WHEREAS, the Trustee was substituted by Substitution of Trustee, from First American Title to Michael Bringham, Attorney at Law, dated May 29, 2015, and recorded August 11, 2015, as ENT 72747 : 2015

- C. The purpose of this Modification is for lot line adjustment.

TERMS OF MODIFICATION

- 1. For value received, the parties hereto do hereby modify said Deed of Trust to provide that the legal description therein shall be as follows ("Secured Property"):

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

- 2. The Borrower(s) irrevocably grant(s) and convey(s) the Secured Property to Trustee under the Deed of Trust together with power of sale subject to each and all of the terms and conditions of the Deed of Trust, including this Modification thereto.


- 3. The terms of the Deed of Trust, which are incorporated herein by reference, shall remain in full force and effect and be binding thereon to the extent they are not inconsistent with the provisions of this Modification. In the event of any inconsistency between the provisions of this Modification and the original Deed of Trust, the provisions of this Modification shall control. The Deed of Trust, herein modified, when signed by all parties hereto, shall constitute one Deed of Trust.

- 4. This Modification shall inure to and bind the heirs, devisees, successors and assigns of the parties hereto.

END OF PAGE

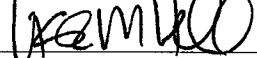
5. This Modification may be executed in counterparts, but shall be of no force and effect unless and until all parties to this Modification have duly executed this document.

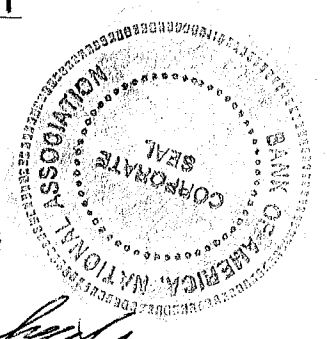
IN WITNESS WHEREOF, the parties hereto have executed this Modification the day and year first above written.

  
ReconTrust Company, N.A.  
3/12/19  
Scot Kielblock  
Vice President

**No Seal**

Bank of America, National Association, successor  
by merger to Merrill Lynch Credit Corporation

  
3/12/19  
Lisa M. Hill  
Vice President



  
Borrower: Daniel L. Richards

**(ALL SIGNATURES MUST BE ACKNOWLEDGED)**

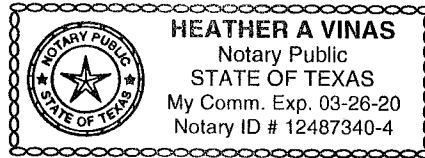
State of Texas  
County of Collin

**CERTIFICATE OF ACKNOWLEDGMENT**

This instrument was acknowledged before me on 3-12-2019 (date) by Scot Kielblock, Vice President of ReconTrust Company, N.A., a national association, on behalf of said corporation.

[Handwritten Signature]  
Signature of Notary

Title: Notary Public



TYPE OF DOCUMENT: Modification to Deed of Trust

DOCUMENT DATE: March 12, 2019  
Month Day Year

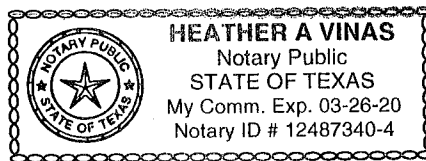
State of Texas  
County of Collin

**CERTIFICATE OF ACKNOWLEDGMENT**

This instrument was acknowledged before me on 3-12-2019 (date) by Lisa M. Hill, Vice President of Bank of America, National Association, successor by merger to Merrill Lynch Credit Corporation a national association, on behalf of said corporation.

[Handwritten Signature]  
Signature of Notary

Title: Notary Public



TYPE OF DOCUMENT: Modification to Deed of Trust

DOCUMENT DATE: March 12, 2019  
Month Day Year

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF UT

COUNTY OF UT

On 14th, before me, Jordan Duckett, personally appeared Daniel L. Richards, known to me (or proved to me on the oath of Drivers License), to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]



EXHIBIT "A"

BEGINNING AT A POINT THAT IS NORTH 00°18'01" WEST ALONG THE SECTION LINE, 777.53 FEET AND EAST 2.84 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 10 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUN THENCE NORTH 00°14'10" EAST ALONG A WOOD RAIL FENCELINE, 473.00 FEET; THENCE SOUTH 88°57'31" EAST 468.82 FEET; THENCE SOUTH 03°04'00" EAST ALONG AN OLD FENCELINE, 476.24 FEET; THENCE NORTH 88°43'09" WEST ALONG AN OLD FENCELINE, 496.29 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS UTAH STATE PLANE BEARINGS.

TAX ID 12-56-82

## Exhibit "B"

Parcel 1: [12-056-0158]

Beginning at a point that is North  $0^{\circ}18'01''$  West along the Section line, 777.53 feet and East 2.84 feet from the South 1/4 corner of Section 10 Township, 5 South, Range 1 East, Salt Lake Base and Meridian and run thence North  $0^{\circ}14'10''$  East along a wood rail fenceline, 473.00 feet; thence South  $88^{\circ}57'31''$  East 468.82 feet; thence South  $3^{\circ}4'00''$  East along an old fenceline, 476.24 feet; thence North  $88^{\circ}43'09''$  West along an old fenceline, 496.29 feet to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of Lot 204, 205 and 206, Plat C, Mitchell Meadows Subdivision.

Also less and excepting the any and all portions lying within the legal bounds of 900 West Street (also known as 6800 West Street).

Parcel 2: [67-018-0210]

Parcel A, Plat C, Mitchell Meadows Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder.