

Tax Serial Number:  
29:011:0013, 29:012:0003 AND  
29:012:0002

ENT 10704:2019 PG 1 of 3  
Jeffery Smith  
Utah County Recorder  
2019 Feb 08 08:54 AM FEE 22.00 BY HF  
RECORDED FOR Juab Title & Abstract Company  
ELECTRONICALLY RECORDED

**RECORDATION REQUESTED BY:**

CENTRAL BANK  
PAYSON OFFICE  
182 N MAIN ST  
PO BOX 351  
PAYSON, UT 84651

**WHEN RECORDED MAIL TO:**

CENTRAL BANK  
PAYSON OFFICE  
182 N MAIN ST  
PO BOX 351  
PAYSON, UT 84651

**SEND TAX NOTICES TO:**

THOMAS GUY LARSON  
601 SOUTH 2400 WEST  
PAYSON, UT 84651

JTAC 37734

FOR RECORDER'S USE ONLY

## MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated January 24, 2019, is made and executed between THOMAS GUY LARSON, whose address is 601 SOUTH 2400 WEST, PAYSON, UT 84651 ("Trustor") and CENTRAL BANK, whose address is PAYSON OFFICE, 182 N MAIN ST, PO BOX 351, PAYSON, UT 84651 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated May 30, 2018 (the "Deed of Trust") which has been recorded in UTAH County, State of Utah, as follows:

RECORDED 06-05-2018 AS ENTRY NO. 52270:2018.

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

**PARCEL NO. 29:011:0013:** COMMENCING 1.5 RODS EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, THENCE EAST 23.585 CHAINS, THENCE NORTH 5.34 CHAINS, THENCE NORTH 58°45' EAST 7.09 CHAINS, THENCE NORTH 13° WEST 1.10 CHAINS, THENCE WEST 29.26 CHAINS, THENCE SOUTH 10.20 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 1, 1994 AS ENTRY NO. 17026, IN BOOK 3381, PAGE 293 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF 5200 WEST STREET (UTAH COUNTY) LOCATED SOUTH 0°29'14" EAST ALONG THE QUARTER SECTION LINE 2225.40 FEET AND EAST 37.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°07'00" EAST 228.23 FEET, THENCE NORTH 89°59'00" EAST 103.90 FEET, THENCE NORTH 0°21'00" WEST 315.64 FEET, THENCE NORTH 89°17'09" EAST 555.83 FEET, THENCE SOUTH 0°21'00" EAST 565.05 FEET, THENCE SOUTH 89°17'09" WEST 887.96 FEET TO A POINT ON THE EASTERLY SIDE OF SAID 5200 WEST, THENCE NORTH 0°21'00" WEST 250 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 14, 2012 AS ENTRY NO. 20300:2012 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY SIDE OF 5200 WEST STREET, SAID POINT LOCATED SOUTH 00°29'14" EAST ALONG THE SECTION LINE 2225.40 FEET AND EAST 37.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, THENCE NORTH 00°21'00" WEST 415.07 FEET, THENCE NORTH 89°17'09" EAST 915 FEET, THENCE NORTH 00°21'00" WEST 1000.00 FEET, THENCE NORTH 89°17'09" EAST 26.39 FEET, THENCE SOUTH 00°41'31" EAST 1100.00 FEET, THENCE SOUTH 89°17'09" WEST 615.83 FEET, THENCE SOUTH 00°21'00" EAST 315.64 FEET, THENCE SOUTH 89°59'00" WEST 103.90 FEET, THENCE SOUTH 89°07'00" WEST 228.23 FEET TO THE POINT OF BEGINNING.

AND ALSO WITH THE FOLLOWING STRAWBERRY WATER: SVP SERIAL #199.005, SVP ACRE-FT 19.74 (AS TO PARCEL NO. 29:011:0013)

**PARCEL NO. 29:012:0002:** BEGINNING AT A POINT ON THE GRANTOR'S NORTH FENCE LINE 980.64 FEET EAST FROM THE CENTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 1562.36 FEET TO THE WESTERLY BOUNDARY OF THE S.P.L.A. & S.L.R.R. RIGHT OF WAY, THENCE SOUTH 36°05' WEST ALONG SAID RIGHT-OF-WAY BOUNDARY 1348.0 FEET, THENCE NORTH 36°30' WEST 65.0 FEET, THENCE NORTH 45°10' WEST 206.7 FEET, THENCE NORTH 5°45' EAST 103.0 FEET, THENCE NORTH 89°25' WEST AND ALONG THE NORTH SIDE OF LANE 1589.0 FEET, THENCE NORTH 0°30' EAST 300.0 FEET, THENCE NORTH 13°30' EAST 23.8 FEET, MORE OR LESS TO A POINT 449.87 FEET SOUTH OF THE CENTER LINE OF SAID SECTION 13, THENCE EAST 973.8 FEET, MORE OR LESS, TO A POINT DUE SOUTH OF THE POINT OF BEGINNING THENCE NORTH 449.87 FEET TO THE PLACE OF BEGINNING.

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

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LESS AND EXCEPTING THAT PORTION CONVEYED IN WARRANTY DEED RECORDED AUGUST 11, 2005 AS ENTRY NO. 88439:2005 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 640.43 FEET AND WEST 0.18 FEET FROM THE CENTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 3295.09 FEET AND EAST 7.60 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13, THENCE SOUTH 89°25' EAST 338.28 FEET, THENCE SOUTH 128.56 FEET, THENCE NORTH 89°25' WEST ALONG THE SOUTH LINE OF THE GRANTOR'S PROPERTY 339.40 FEET, THENCE NORTH 0°30' EAST 128.56 FEET TO THE POINT OF BEGINNING. (BASIS OF BEARINGS: THE QUARTER SECTION LINE FROM THE WEST QUARTER CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 13 IS CALLED EAST).

AND ALSO WITH THE FOLLOWING STRAWBERRY WATER: SVP SERIAL #229.098, SVP ACRE-FT 4.00; SVP SERIAL #753.00, SVP ACRE-FT 10.00; SVP SERIAL #229.00, SVP ACRE-FT 6.80; EQUALS A TOTAL OF 20.80 ACRE-FT (AS TO PARCEL NO. 29:012:0002)

**PARCEL NO. 29:012:0003:** COMMENCING 10.14 FEET EAST FROM THE CENTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 968.5 FEET, THENCE SOUTH 449.87 FEET, THENCE WEST 973.8 FEET, MORE OR LESS, THENCE NORTH 13°30' EAST 27 FEET, MORE OR LESS TO A POINT 422.9 FEET SOUTH OF BEGINNING, THENCE NORTH 422.9 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH WATER RIGHT NO. 51-7076, CHANGE NO. A32172 (FILED 11/16/2006 CERTIFICATE ISSUED 03/07/2008) FOR 0.506 ACRE-FEET; AND WATER RIGHT NO. 51-8217, CHANGE NO. A37751 (FILED 10/17/2011 APPROVED) FOR 1.012 ACRE-FEET.

The Real Property or its address is commonly known as (APPROX) 601 SOUTH 2400 WEST, PAYSON, UT 84651. The Real Property tax identification number is 29:011:0013, 29:012:0003 AND 29:012:0002.

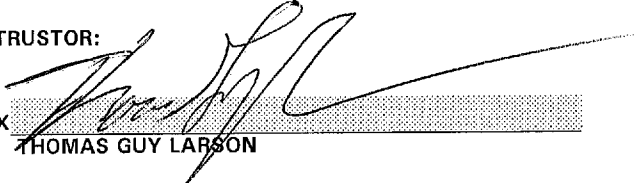
**MODIFICATION.** Lender and Trustor hereby modify the Deed of Trust as follows:

**INCREASE PRINCIPAL FROM \$86,372.50 TO \$98,095.25.**

**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.

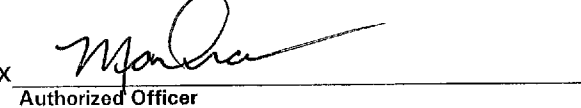
**TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JANUARY 24, 2019.**

TRUSTOR:

X   
THOMAS GUY LARSON

LENDER:

CENTRAL BANK

X   
Authorized Officer

MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 95523551

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah )  
 ) SS  
COUNTY OF Utah )



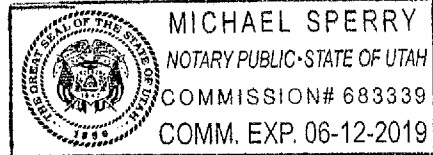
On this day before me, the undersigned Notary Public, personally appeared **THOMAS GUY LARSON**, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25 day of January, 20 19.

By [Signature] Residing at Payson  
Notary Public in and for the State of Utah My commission expires 6-25-19

LENDER ACKNOWLEDGMENT

STATE OF UTAH )  
 ) SS  
COUNTY OF JVAB )



On this 7 day of February, 20 19, before me, the undersigned Notary Public, personally appeared Mark Drake and known to me to be the Officer, 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 [Signature] Residing at Nephi, VT  
Notary Public in and for the State of UTAH My commission expires 6-12-2019