

Tax Serial Number:  
16-07-452-048-0000

13919318 B: 11321 P: 3133 Total Pages: 3  
03/25/2022 02:37 PM By: ggasca Fees: \$40.00  
MODIF- MODIFICATION AGREEMENT  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CSC ERECORDING  
919 N 1000 WLOGAN, UT 84321

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

FOR RECORDER'S USE ONLY

### MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated 3.24.2022, is made and executed between 372 PTAG LLC, whose address is 6375 S 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 December 4, 2020 (the "Deed of Trust") which has been recorded in SALT LAKE County, State of Utah, as follows:

13484993  
12/7/2020 11:02:00 AM \$40.00  
Book - 11074 Pg - 4984-4993  
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 372 EAST HAMPTON AVENUE, SALT LAKE CITY, UT 84111. The Real Property tax identification number is 16-07-452-048-0000.

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

**PRINCIPAL INCREASE FROM \$396,125.00 TO \$521,934.00.**

**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 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 3.24.2022.**

#135705 - JHM

MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 01

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TRUSTOR:

372 PTAG LLC

By:

[Signature]  
AARON HAAGA, Member of 372 PTAG LLC

AMBROSE GROUP, INC, THE, Member of 372 PTAG LLC

By:

[Signature]  
AARON HAAGA, President of AMBROSE GROUP, INC, THE

LENDER:

UNIVERSITY FIRST FEDERAL CREDIT UNION

X

Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah

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) SS

COUNTY OF Salt Lake

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On this 24 day of March, 20 22, before me, the undersigned Notary Public, personally appeared AARON HAAGA, Member of 372 PTAG LLC and AARON HAAGA, President of AMBROSE GROUP, INC, THE, Member of 372 PTAG LLC and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

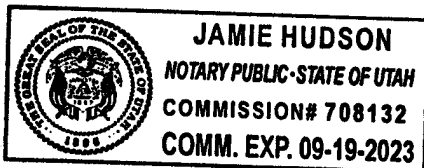
By

[Signature]

Residing at Salt Lake, UT

Notary Public in and for the State of Utah

My commission expires 9.19.23



**EXHIBIT A  
PROPERTY DESCRIPTION**

Beginning 2 rods West and 2 rods South and South 89°59'25" West 113.60 feet from the Northeast corner of Lot 4, Block 20, Five Acre Plat "A", Big Field Survey, said point also being South 00°01'48" East 31.00 feet along the monument line and South 89°59'25" West 144.16 feet from the street monument in the intersection of Hampton Avenue and 400 East Street, and running thence South 00°02'13" East 77.88 feet; thence South 89°59'25" West 64.20 feet; thence North 00°02'13" West 77.88 feet; thence North 89°59'25" East 64.20 feet to the point of beginning.

TOGETHER WITH a Shared Access Easement more particularly described as follows:

Beginning 2 rods West and 2 rods South and South 89°59'25" West 91.90 feet from the Northeast corner of Lot 4, Block 20, Five Acre Plat "A", Big Field Survey, said point also being on the Southerly right of way line of Hampton Avenue, said point also being South 00°01'48" East 31.00 feet along the monument line and South 89°59'25" West 122.46 feet from the street monument in the intersection of Hampton Avenue and 400 East Streets, and running thence South 00°02'13" East 76.89 feet; thence South 89°57'47" West 24.00 feet; thence North 00°02'13" West 76.91 feet to said Southerly right of way line; thence North 89°59'25" East 24.00 feet along said Southerly right of way line to the point of beginning.

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