

14201420 B: 11470 P: 938 Total Pages: 2
02/05/2024 01:17 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FNT MIDVALE FNTIC - 6925 UNION PARK CENTER STE 400
6925 UNION PARK CENTER STE 400MIDVALE, UT 84047

Tax Serial Number:
28-30-478-060

RECORDATION REQUESTED BY:

CENTRAL BANK
LEHI OFFICE
475 E MAIN ST
LEHI, UT 84043

WHEN RECORDED MAIL TO:

CENTRAL BANK
LEHI OFFICE
475 E MAIN ST
LEHI, UT 84043

SEND TAX NOTICES TO:

R S Daw Building and Development, LLC
1192 East Draper Parkway, #145
Draper, UT 84020

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated February 1, 2024, is made and executed between R S Daw Building and Development, LLC, whose address is 1192 East Draper Parkway, #145, Draper, UT 84020 ("Trustor") and CENTRAL BANK, whose address is LEHI OFFICE, 475 E MAIN ST, LEHI, UT 84043 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated March 11, 2022 (the "Deed of Trust") which has been recorded in Salt Lake County, State of Utah, as follows:

Recorded 03-24-2022 as Entry No. 13918115 B. 11320 P. 6424.

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

Lot 11, 6th STREET COTTAGES, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder, State of Utah.

TOGETHER WITH: (a) The undivided ownership interest in said Project's Common Areas and Facilities which are appurtenant to said Unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).

The Real Property or its address is commonly known as (APPROX) 667 East Vandalay Lane, Draper, UT 84020. The Real Property tax identification number is 28-30-478-060.

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

Increase the Principal from \$887,710.00 to \$1,057,542.00.

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 FEBRUARY 1, 2024.

TRUSTOR:

R S DAW BUILDING AND DEVELOPMENT, LLC

By: 

Garrett R. Daw AKA Garrett-Ryan Daw, Manager of R S Daw Building and Development, LLC

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 125129668R1

Page 2

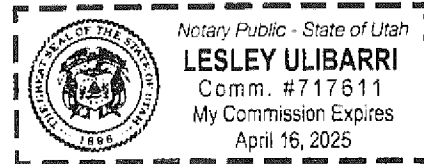
LENDER:

CENTRAL BANK

Jared Peterson
Jared Peterson, Loan Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Salt Lake)

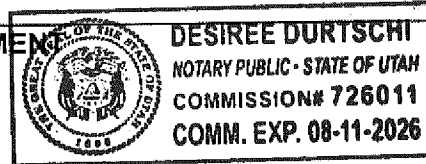


On this 5 day of Feb, 2024, before me, the undersigned Notary Public, personally appeared Garrett R. Daw AKA Garrett Ryan Daw, Manager of R S Daw Building and Development, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of 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]* Residing at Salt Lake
Notary Public in and for the State of Utah My commission expires 4-16-25

LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Salt Lake)



On this 5th day of February, 2024, before me, the undersigned Notary Public, personally appeared Jared Peterson and known to me to be the Loan 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 Salt Lake City, UT
Notary Public in and for the State of Utah My commission expires 8/11/26