

RECORDING REQUESTED BY:
Mountain West REIT, LLC
c/o Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 1101

APN: 16-33-129-048 and 16-33-128-005

175329-PCF

**MODIFICATION OF DEED OF TRUST, SECURITY AGREEMENT,
ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING**

THIS MODIFICATION OF DEED OF TRUST dated September 11, 2024, is made and executed between **STEPHEN BARRETT MORGAN**, an individual (the "Trustor" or "Borrower") and Mountain West REIT, LLC, whose address is 357 West 200 South #200, Salt Lake City, UT 84101 ("Lender").

Lender and Trustor have entered into a Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated April 17, 2024 and recorded in the office of the Salt Lake County Recorder on April 18, 2024 as Entry Number 14229822 in Book 11485 at Page 5752 (the "Deed of Trust").

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

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

MODIFICATION. Lender and Borrower hereby modify the Deed of Trust to increase the secured amount of said Deed of Trust to NINE HUNDRED FIFTY THOUSAND DOLLARS (\$950,000.00). Lender and Borrower hereby further modify the Deed of Trust to **encumber additional real property** located in Salt Lake County, State of Utah, more particularly described as follows:

SEE SCHEDULE A-2 ATTACHED HERETO AND MADE A PART HEREOF

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 Secured Promissory Note secured

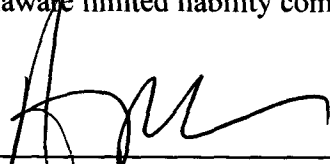
by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, if any, shall not be released by virtue of this Modification.

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 September 11th, 2024.

LENDER:

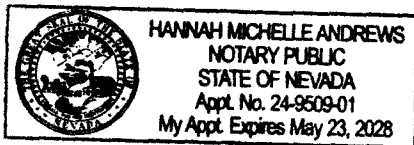
MOUNTAIN WEST REIT, LLC
a Delaware limited liability company



By: Andrew Menlove, Authorized Agent

STATE OF Nevada }
 } ss.
COUNTY OF Clark }

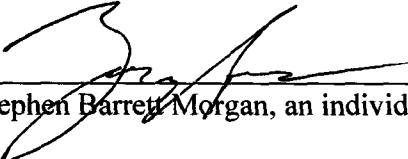
The foregoing instrument was ACKNOWLEDGED before me on this 11th day of September, by Andrew Menlove, Authorized Agent of Mountain West REIT, LLC, a Delaware limited liability company.





Notary Public

BORROWER:



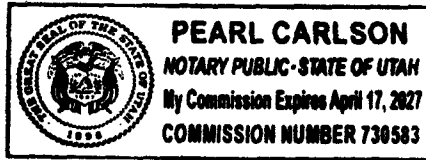
Stephen Barrett Morgan, an individual

STATE OF Utah }
COUNTY OF Salt Lake }

The foregoing instrument was ACKNOWLEDGED before me on this 16 day of Sept. 1 2024, by Stephen Barrett Morgan.



Notary Public



SCHEDULE A

The land is situated in Salt Lake County, State of Utah, and is described as follows:

Beginning at a point South 11°00'00" East 146.74 feet from the Northwest corner of Lot 11, Block 2, MILL CREEK PARK PLAT "A" AMENDED, a Subdivision of part of the Northwest Quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, recorded October 4, 1926, in the Salt Lake County Recorder's Office in Book I of Plats, at Page 11, and running thence North 84°45'43" East 99.45 feet; thence South 00°30'00" East 198.97 feet; thence South 79°00'00" West 62.69 feet; thence North 11°00'00" West 205.63 feet to the point of beginning.

TOGETHER WITH an Easement for the purpose of ingress and egress, 5 feet either side of the following described centerline:

Beginning at a point South 11°00'00" East 146.74 feet and North 84°45'43" East 14.94 feet from the Northwest corner of Lot 11, of said Subdivision, and running thence North 5°39'24" West 88.32 feet; thence North 08°15'48" West 26.25 feet; thence North 17°58'05" West 27.36 feet.

Property Address: 1650 East Millcreek Way, Salt Lake City, UT 84106

Parcel Identification Number: 16-33-129-041

SCHEDULE A-2

The land is situated in Salt Lake County, State of Utah, and is described as follows:

Beginning at a point which is 956.8 feet West and 362.87 feet South from the North quarter corner of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 202 feet; thence South 89°25' West 100 feet; thence North 202.5 feet, more or less, to a point 100 feet West of beginning; thence East 100 feet to the point of beginning.

SUBJECT TO a right of way over the North 16.5 feet thereof.