

Entry 2011002492
Book 1228 Page 826-828 \$15.00
05-APR-11 02:54
RANDY SIMMONS
RECORDER, UTAH COUNTY, UTAH
ADVANCED TITLE CO INC
71 N 100 W VERNAL, UT 84078
Rec By: SYLENE ACCUTTOROOP , DEPUTY

RECORDATION REQUESTED BY:

First National Bank of the Rockies
Rangely
222 West Main St
PO Box 175
Rangely, CO 81648

WHEN RECORDED MAIL TO:

First National Bank of the Rockies
Rangely
222 West Main St
PO Box 175
Rangely, CO 81648

SEND TAX NOTICES TO:

First National Bank of the Rockies
Rangely
222 West Main St
PO Box 175
Rangely, CO 81648

Entry 2011002492
Book 1228 Page 826

FOR RECORDER'S USE ONLY

19052

05-060-0069 {0071} NWNW



MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated March 28, 2011, is made and executed between **JOANN HANCOCK** ("Grantor") and First National Bank of the Rockies, whose address is Rangely, 222 West Main St, PO Box 175, Rangely, CO 81648 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated February 15, 2006 (the "Deed of Trust") which has been recorded in UTAH County, State of Utah, as follows:

AS RECORDED MARCH 2, 2006 BY ADVANCED TITLE CO, INC WITH UTAH COUNTY AS ENTRY #2006001835, BK 964, PG 333-338.

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

See EXHIBIT 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 1285 WEST HWY 40, VERNAL, UT 84078.

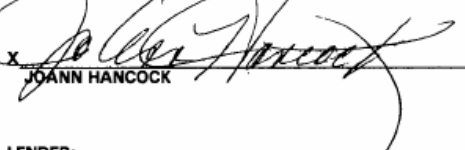
MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

EXTEND MATURITY TO MAY 15, 2011.

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 endorers 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED MARCH 28, 2011.

GRANTOR:

x 
JOANN HANCOCK

LENDER:

FIRST NATIONAL BANK OF THE ROCKIES

x 
Lenora Smuts, Bank Manager

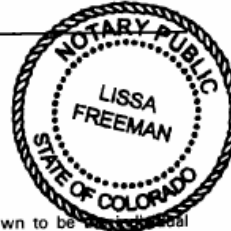
**MODIFICATION OF DEED OF TRUST
(Continued)**

Loan No: 11025600532001

Page 2

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Colorado)
) SS
COUNTY OF Rio Blanco)



On this day before me, the undersigned Notary Public, personally appeared **JOANN HANCOCK**, to me known to be [redacted] 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 30th day of March, 20 11.

By Lissa Freeman Residing at 222 W. Main St, Rangely, CO 81648

Notary Public in and for the State of Colorado My commission expires 12/14/2011

LENDER ACKNOWLEDGMENT

STATE OF Colorado)
) SS
COUNTY OF Rio Blanco)



On this 30th day of March, 20 11, before me, the undersigned Notary Public, personally appeared **Lenora Smuts** and known to me to be the Bank Manager, authorized agent for **First National Bank of the Rockies** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First National Bank of the Rockies**, duly authorized by **First National Bank of the Rockies** 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 **First National Bank of the Rockies**.

By Lissa Freeman Residing at 222 W Main St, Rangely, CO 81648

Notary Public in and for the State of Colorado My commission expires 12/14/2011

Situated in Uintah County, Utah.

Parcel I

Beginning at a point located South $68^{\circ}47'11''$ West 209.51 feet from the Northeast corner of the Northwest 1/4 Northwest 1/4 of Section 27, Township 4 South, Range 21 East, Salt Lake Base and Meridian; thence South $50^{\circ}17'54''$ East 47.00 feet; thence South $39^{\circ}42'06''$ West 33.00 feet; thence North $50^{\circ}17'54''$ West 47.00 feet; thence North $39^{\circ}42'06''$ East 33.00 feet to beginning.

Parcel II

(An undivided 30% interest)

Beginning at a point located South $89^{\circ}48'42''$ West 206.24 feet from the Northeast corner of the Northwest 1/4 Northwest 1/4, Section 27, Township 4 South, Range 21 East, Salt Lake Base and Meridian; thence South $46^{\circ}03'34''$ East 93.68 feet; thence South $05^{\circ}48'47''$ East 80.30 feet to the point of beginning of a curve to the right having a arc length 31.60 feet, a radius of 20 feet; and a delta angle of $90^{\circ}32'15''$ whose chord bears South $5^{\circ}34'03''$ East 28.42 feet; thence South $39^{\circ}42'06''$ West 74.00 feet; thence North $50^{\circ}17'54''$ West 182.54 feet; thence North $43^{\circ}56'13''$ East 157.62 feet to the point of beginning.

Excluding the following parcel from this Parcel only:

Beginning at a point which is located South $68^{\circ}47'11''$ West 209.51 feet from the Northeast corner of the Northwest quarter Northwest quarter Section 27, Township 4 South, Range 21 East, Salt Lake Base & Meridian; thence South $50^{\circ}17'54''$ East 47.00 feet; thence South $39^{\circ}42'06''$ West 33.00 feet; thence South $50^{\circ}17'54''$ East 47.50 feet; thence South $39^{\circ}42'06''$ West 54.00 feet; thence North $50^{\circ}17'54''$ West 94.50 feet; thence North $39^{\circ}42'06''$ East 87.00 feet to the point of beginning.