

Entry 2011004809
Book 1241 Page 113-WS \$14.00
05-JUL-11 03:17
RANDY SIMMONS
RECORDER, UINTAH COUNTY, UTAH
ADVANCED TITLE CO INC
71 N 100 W VERNAL, UT 84078
Rec By: CARADIE ASH , 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

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FOR RECORDER'S USE ONLY

#19052

05-060-0069 NWSW
05-060-0071



MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated June 29, 2011, is made and executed between **JOANN HANCOCK** ("Trustor") 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 Trustor have entered into a Deed of Trust dated February 15, 2006 (the "Deed of Trust") which has been recorded in UINTAH County, State of Utah, as follows:

AS RECORDED MARCH 2, 2006 BY ADVANCED TITLE CO INC WITH UINTAH COUNTY AS ENTITY #2006001835.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in UINTAH 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 Trustor hereby modify the Deed of Trust as follows:

EXTEND MATURITY TO JUNE 15, 2014.

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 JUNE 29, 2011.

TRUSTOR:

x 
JOANN HANCOCK

LENDER:

FIRST NATIONAL BANK OF THE ROCKIES

x 
Lenora Smuts, Bank Manager

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

Loan No: 11025600532001

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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 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 29th day of June, 20 11.
By Lissa Freeman Residing at 222 W. Main St
Notary Public in and for the State of Colorado My commission expires My Commission Expires

LENDER ACKNOWLEDGMENT



STATE OF Colorado)
) SS
COUNTY OF Rio Blanco)

On this 29th day of June, 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 Lenora Smuts Residing at 222 W Main St
Notary Public in and for the State of Colorado My commission expires My Commission Expires
12/14/2011

EXHIBIT A

Entry 2011004809
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This EXHIBIT A is attached to and by this reference is made a part of the Modification of Deed of Trust, dated June 29, 2011, and executed in connection with a loan or other financial accommodations between FIRST NATIONAL BANK OF THE ROCKIES and JOANN HANCOCK; JOANN HANCOCK REAL ESTATE, INC. DBA EXIT REALTY PROFESSIONALS; and BEAMER, LC.

SITUATED IN UTAH COUNTY, UTAH

PARCEL I
BEGINNING AT A POINT LOCATED SOUTH 68°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°17'54" EAST 47.00 FEET; THENCE SOUTH 39°42'06" WEST 33.00 FEET; THENCE NORTH 50°17'54" WEST 47.00 FEET; THENCE NORTH 39°42'06" EAST 33.00 FEET TO BEGINNING.

PARCEL II
(AN UNDIVIDED 30% INTEREST)
BEGINNING AT A POINT LOCATED SOUTH 89°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°03'34" EAST 93.68 FEET; THENCE SOUTH 05°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°32'15" WHOSE CHORD BEARS SOUTH 5°34'03" EAST 28.42 FEET; THENCE SOUTH 39°42'06" WEST 74.00 FEET; THENCE NORTH 50°17'54" WEST 182.54 FEET; THENCE NORTH 43°56'13" EAST 167.62 FEET TO THE POINT OF BEGINNING.

EXCLUDING THE FOLLOWING PARCEL FROM THIS PARCEL ONLY:
BEGINNING AT A POINT WHICH IS LOCATED SOUTH 68°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°17'54" EAST 47.00 FEET; THENCE SOUTH 39°42'06" WEST 33.00 FEET; THENCE SOUTH 50°17'54" EAST 47.50 FEET; THENCE SOUTH 39°42'06" WEST 54.00 FEET; THENCE NORTH 50°17'54" WEST 84.50 FEET; THENCE NORTH 39°42'06" EAST 87.00 FEET TO THE POINT OF BEGINNING.

THIS EXHIBIT A IS EXECUTED ON JUNE 29, 2011.

TRUSTOR:


JOANN HANCOCK

LENDER:

FIRST NATIONAL BANK OF THE ROCKIES

x 
Lenora Smuts, Bank Manager