

Entry 2016000930  
Book 1464 Pages 73-76 \$17.00  
12-Feb-16 10:25  
BRENDA MCDONALD  
RECORDER, UTAH COUNTY, UTAH  
BANK OF THE SAN JUANS - RANGELY  
222 WEST MAIN ST, RANGELY, COLORADO 81648  
Rec By: April McRae, Deputy Recorder  
Electronic Recording

**RECORDATION REQUESTED BY:**

Bank of the San Juans, Division of Glacier Bank  
BSJ 12 (Rangely)  
222 West Main  
PO Box 175  
Rangely, CO 81648

Ent 2016000930  
Book 1464 Pg 73

**WHEN RECORDED MAIL TO:**

Bank of the San Juans, Division of Glacier Bank  
BSJ 12 (Rangely)  
222 West Main  
PO Box 175  
Rangely, CO 81648

**SEND TAX NOTICES TO:**

BEAMER LC  
PO BOX 138  
VERNAL, UT 84078-0138

FOR RECORDER'S USE ONLY

**MODIFICATION OF DEED OF TRUST**



\*#####%0735%02102016%#####\*

**THIS MODIFICATION OF DEED OF TRUST dated February 10, 2016, is made and executed between BEAMER LC, A UTAH LIMITED LIABILITY COMPANY, whose address is 9797 EAST 7000 NORTH, LAPOINT, UT 84039 ("Grantor") and Bank of the San Juans, Division of Glacier Bank, whose address is BSJ 12 (Rangely), 222 West Main, 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:

**RECORDED MARCH 2, 2006 WITH UTAH COUNTY CLERK AND RECORDED BY ADVANCED TITLE CO INC. AS ENTRY #2006001835, BOOK 964, PAGE 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:

**THE PROPERTY IS NOW VESTED IN THE NAME OF BEAMER LC, A UTAH LIMITED LIABILITY COMPANY AS EVIDENCED IN A QUIT CLAIM DEED RECORDED WITH THE UTAH COUNTY CLERK AND RECORDER ON FEBRUARY 6, 2009 AT ENTRY NO. 2009001242 IN BOOK 1127, PAGE 758-759.**

**THE MATURITY DATE OF THE DEED OF TRUST HAS BEEN MODIFIED TO MATCH THE MOST RECENT OR ANY FUTURE PROMISSORY NOTE/CHANGE IN TERMS AGREEMENT'S MATURITY DATE.**

**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.

**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 FEBRUARY 10, 2016.**

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

GRANTOR:

BEAMER LC

By: *Joann Hancock*  
JOANN HANCOCK, Managing Member of BEAMER LC

LENDER:

BANK OF THE SAN JUANS, DIVISION OF GLACIER BANK

X *Lenora M. Smuts*  
Lenora Mae Smuts, Senior Vice President

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Colorado )  
 )  
 ) SS  
COUNTY OF Bio Blanco )

**BRIELLE L. SMUTS**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20154044326  
My Commission Expires November 12, 2019

On this 10<sup>th</sup> day of February, 20 16, before me, the undersigned Notary Public, personally appeared JOANN HANCOCK, Managing Member of BEAMER LC, 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.

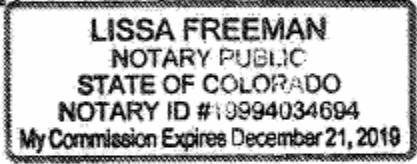
By: *Brielle L. Smuts*  
Notary Public in and for the State of Colorado

Residing at 222 W. Main St. Rangely  
My commission expires Nov. 12, 2019

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

**LENDER ACKNOWLEDGMENT**

STATE OF Colorado )  
 )  
 ) SS  
COUNTY OF Rio Blanco )



On this 10th day of February, 2016, before me, the undersigned Notary Public, personally appeared Lenora Mae Smuts and known to me to be the Senior Vice President, authorized agent for Bank of the San Juans, Division of Glacier Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Bank of the San Juans, Division of Glacier Bank, duly authorized by Bank of the San Juans, Division of Glacier 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 Bank of the San Juans, Division of Glacier Bank.

By Lissa Freeman  
Notary Public in and for the State of Colorado

Residing at 222 W. Train St  
Paraguay, CO 81098  
My commission expires 12/21/2019

EXHIBIT "A"

**05-060-0069**

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.

**(05-060-0071)**

(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 an 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 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°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 94.50 feet; thence North 39°42'06" East 87.00 feet to the point of beginning.