

Modification of Trust Deed Page 1 of 6
Gary Christensen Washington County Recorder
10/26/2022 01:03:51 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

RECORDING REQUESTED BY:
Mountain West REIT, LLC
c/o Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 1052

APN: W-4-2-7-100 and W-4-2-6-110

162917-MMF

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

THIS MODIFICATION OF DEED OF TRUST dated October 25, 2022, is made and executed between **CW THE SOLIS, LLC**, a Utah limited liability company (hereafter the "Trustor" or "Borrower") and **MOUNTAIN WEST REIT, LLC**, a Delaware limited liability company, whose address is 357 West 200 South #200, Salt Lake City, UT 84101 ("Lender").

Lender and Trustor have entered into a Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated October 17, 2022 and recorded in the office of the Washington County Recorder on October 17, 2022 as Document Number 20220046776 (the "Deed of Trust").

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the real property located in Washington County, State of Utah as more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

MODIFICATION. Lender and Borrower hereby modify the Deed of Trust to **encumber additional real property** located in Washington County, State of Utah, more particularly described as follows:

SEE EXHIBIT B 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

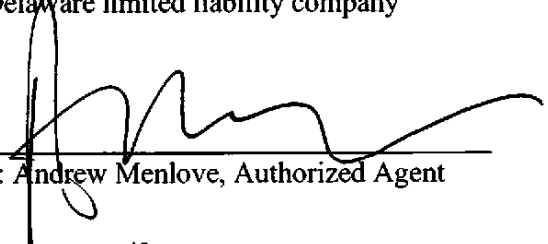
to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, if any, shall not be released by virtue of this Modification.

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 October 25, 2022.

LENDER:

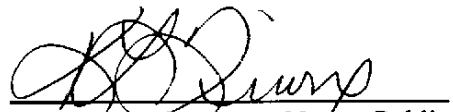
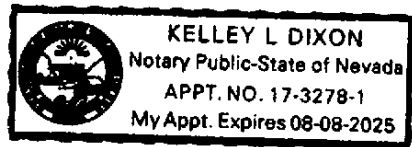
MOUNTAIN WEST REIT, LLC
a Delaware limited liability company



By: Andrew Menlove, Authorized Agent

STATE OF Nevada }
COUNTY OF Clark } ss.

The foregoing instrument was ACKNOWLEDGED before me on this 25th day of October 2022, by Andrew Menlove, Authorized Agent of Mountain West REIT, LLC, a Delaware limited liability company.

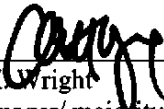

Notary Public

BORROWER:

CW THE SOLIS, LLC,
a Utah limited liability company

By: Cole West Home, LLC
Its: sole Member/Manager

By: CW Development Group, LLC
Its: sole Member/Manager


By: Colin H. Wright
Its: sole Manager/ majority Member

STATE OF Utah
COUNTY OF Davis

On October 25th, 2022, before me, Stephanie Heiner, Notary Public
(insert name and title of the officer)
personally appeared Colin H. Wright, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he executed the same in his aforestated capacity.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



EXHIBIT A

The land described herein is located in the County of Washington, State of UT, more particularly described as follows:

Proposed SOLIS AT CORAL CANYON PHASE I, being more particularly described as follows:

Beginning at a point being South 00°32'42" East 1,019.69 feet along the center section line and East 250.30 feet from the North quarter corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence South 81°01'28" East 128.78 feet; thence North 08°58'32" East 15.56 feet; thence North 84°31'48" East 66.62 feet; thence Southeast 37.80 feet along an arc of a 25.00 foot radius curve to the left (center bears South 84°23'49" East, long chord bears South 37°42'38" East 34.30 feet with a central angle of 86°37'39"); thence South 81°01'28" East 82.56 feet; thence East 8.08 feet along an arc of a 172.50 foot radius curve to the left (center bears North 08°58'32" East, long chord bears South 82°22'00" East 8.08 feet with a central angle of 02°41'04"); thence South 06°17'28" West 130.33 feet; thence South 09°02'10" West 357.13 feet; thence South 10°17'26" East 112.43 feet; thence South 15°37'06" East 26.22 feet; thence South 53°08'47" East 97.90 feet; thence North 45°58'06" East 175.32 feet; thence Northeast 42.16 feet along an arc of a 77.50 foot radius curve to the left (center bears North 44°01'54" West, long chord bears North 30°23'05" East 41.64 feet with a central angle of 31°10'02"); thence North 14°48'04" East 162.89 feet; thence South 75°11'56" East 150.00 feet; thence South 14°48'04" West 23.26 feet; thence South 75°11'56" East 95.18 feet; thence South 3.50 feet along an arc of a 34.40 foot radius curve to the left (center bears South 69°22'19" East, long chord bears South 17°42'52" West 3.50 feet with a central angle of 05°49'37"); thence South 14°48'04" West 33.98 feet; thence South 75°11'56" East 96.19 feet; thence South 13°12'27" West 25.56 feet to the Northerly corner of Highland Park Phase I at the Coral Canyon Community as found at the Washington County Recorder's Office; thence Southwesterly the following three (3) courses along the Northerly line of said Highland Park Phase I at the Coral Canyon Community; thence Southwest 264.03 feet along an arc of a 467.50 foot radius curve to the right (center bears North 81°54'29" West, long chord bears South 24°16'17" West 260.54 feet with a central angle of 32°21'32"); thence South 40°27'03" West 267.97 feet; thence South 72°56'16" West 169.78 feet; thence North 77°27'41" West 139.46 feet; thence West 15.64 feet along an arc of a 107.50 foot radius curve to the right (center bears North 12°32'19" East, long chord bears North 73°17'35" West 15.63 feet with a central angle of 08°20'11"); thence North 69°07'30" West 78.91 feet; thence West 12.56 feet along an arc of a 407.50 foot radius curve to the right (center bears North 20°52'30" East, long chord bears North 68°14'32" West 12.56 feet with a central angle of 01°45'55"); thence North 67°21'34" West 73.53 feet; thence Northwest 30.31 feet along an arc of a 57.50 foot radius curve to the right (center bears North 22°38'26" East, long chord bears North 52°15'31" West 29.96 feet with a central angle of 30°12'06"); thence North 37°09'28" West 34.57 feet; thence Northwest 17.63 feet along an arc of a 57.50 foot radius curve to the right (center bears North 52°50'32" East, long chord bears North 28°22'22" West 17.56 feet with a central angle of 17°34'13"); thence North 19°35'15" West 145.38 feet; thence North 9.33 feet along an arc of a 57.50 foot radius curve to the right (center bears North 70°24'45" East, long chord bears North 14°56'20" West 9.32 feet with a central angle of 09°17'49"); thence North 10°17'26" West 152.13 feet; thence North 11.81 feet along an arc of a 392.50 foot radius curve to the left (center bears South 79°42'34" West, long chord bears

North 11°09'09" West 11.81 feet with a central angle of 01°43'26"); thence North 12°00'52" West 123.46 feet; thence North 15.61 feet along an arc of a 57.50 foot radius curve to the right (center bears North 77°59'08" East, long chord bears North 04°14'10" West 15.56 feet with a central angle of 15°33'24"); thence North 03°32'32" East 151.43 feet; thence North 11.36 feet along an arc of a 107.50 foot radius curve to the right (center bears South 86°27'28" East, long chord bears North 06°34'09" East 11.35 feet with a central angle of 06°03'14"); thence North 09°35'46" East 57.81 feet; thence North 13.94 feet along an arc of a 57.50 foot radius curve to the right (center bears South 80°24'14" East, long chord bears North 16°32'22" East 13.90 feet with a central angle of 13°53'11"); thence North 23°28'58" East 28.48 feet; thence North 13.35 feet along an arc of a 42.50 foot radius curve to the left (center bears North 66°31'02" West, long chord bears North 14°29'12" East 13.29 feet with a central angle of 17°59'32"); thence North 05°29'26" East 104.84 feet; thence North 11.22 feet along an arc of a 57.50 foot radius curve to the right (center bears South 84°30'34" East, long chord bears North 11°04'57" East 11.21 feet with a central angle of 11°11'02"); thence North 16°40'29" East 58.62 feet; thence North 19.27 feet along an arc of a 42.50 foot radius curve to the left (center bears North 73°19'31" West, long chord bears North 03°41'00" East 19.11 feet with a central angle of 25°58'57") to the point of beginning.

NOTE: Parcel Identification Number: W-4-2-7-100 (for reference purposes only)

EXHIBIT B
(Additional Real Property)

The land described herein is located in the County of Washington, State of UT, more particularly described as follows:

Proposed Developable Area of SOLIS AT CORAL CANYON PHASE 2, being more particularly described as follows:

Beginning at a point that lies North 89°01'26" West 33.86 feet along the Section Line and South 26.32 feet from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian;
Running thence North 80°48'07" East 104.64 feet; thence North 09°11'53" West 50.71 feet; thence Northwesterly along a 267.50 foot radius curve to the left, (long chord bears North 25°36'37" West 151.16 feet, center point lies South 80°48'07" West) through a central angle of 32°49'28", a distance of 153.25 feet to the Center Section Line of Section 6, Township and Range Aforesaid; thence North 01°17'40" West 89.02 feet; thence Southeasterly along a 332.50 foot radius non-tangent curve to the right, (long chord bears South 48°06'05" East 65.21 feet, center point lies South 36°16'17" West) through a central angle of 11°15'17", a distance of 65.31 feet; thence Easterly along a 25.00 foot radius reverse curve to the left, (long chord bears South 83°57'49" East 33.12 feet, center point lies North 47°31'34" East) through a central angle of 82°58'46", a distance of 36.21 feet; thence North 54°32'48" East 71.42 feet; thence South 35°27'12" East 130.00 feet; thence South 09°11'53" East 311.41 feet; thence South 01°29'02" West 123.77 feet; thence South 88°30'58" East 6.72 feet; thence South 01°29'02" West 130.00 feet; thence South 16°06'23" East 127.71 feet; thence South 38°04'08" East 297.87 feet; thence South 33°11'34" East 119.79 feet; thence South 14°49'34" East 122.39 feet; thence South 06°17'28" West 77.40 feet to the Northerly Line of Solis @ Coral Canyon Phase 1, as on file in the Washington County Recorder's Office; thence along said Northerly Line the following Six (6) Courses: 1) Westerly along a 172.50 foot radius non-tangent curve to the right, (long chord bears North 82°22'00" West 8.08 feet, center point lies North 06°17'28" East) through a central angle of 02°41'04", a distance of 8.08 feet, 2) North 81°01'28" West 82.56 feet, 3) Northwesterly along a 25.00 foot radius curve to the right, (long chord bears North 37°42'38" West 34.30 feet, center point lies North 08°58'32" East) through a central angle of 86°37'39", a distance of 37.80 feet, 4) South 84°31'48" West 66.62 feet, 5) South 08°58'32" West 15.56 feet, and 6) North 81°01'28" West 98.24 feet; thence North 11°36'32" West 112.27 feet; thence North 54°12'14" West 144.17 feet; thence North 36°16'54" West 47.09 feet; thence North 44°32'33" West 21.12 feet; thence North 37°48'31" West 50.49 feet; thence North 41°24'42" West 50.24 feet; thence North 26°55'55" West 155.37 feet; thence North 18°54'29" West 41.85 feet; thence North 03°57'32" West 138.90 feet; thence North 04°07'25" East 75.69 feet; thence North 10°46'05" East 36.71 feet; thence North 17°35'51" East 54.32 feet; thence North 07°20'57" East 45.53 feet; thence North 04°14'12" West 91.80 feet; thence North 14°01'45" West 41.70 feet; thence North 06°01'51" West 16.69 feet; to the point of beginning.

NOTE: Parcel Identification Number: W-4-2-6-110 (for reference purposes only)