

4

DOC # 20230036815

Modification of Trust Deed Page 1 of 4
Gary Christensen, Washington County Recorder
12/11/2023 11:48:48 AM Fee \$ 40.00
By CACHE VALLEY BANK



Tax Serial Number:
W-WSIP-28

RECORDATION REQUESTED BY:
Cache Valley Bank
St. George Tabernacle Branch
294 East Tabernacle
St. George, UT 84770

SEND TAX NOTICES TO:
PERIDOT HOLDINGS LLC
842 E APACHE DR
WASHINGTON, UT 847802025

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated December 11, 2023, is made and executed between PERIDOT HOLDINGS LLC, a Utah Limited Liability Company, whose address is 842 E APACHE DR, WASHINGTON, UT 84780-2025 ("Trustor") and Cache Valley Bank, whose address is St. George Tabernacle Branch, 294 East Tabernacle, St. George, UT 84770 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated September 8, 2023 (the "Deed of Trust") which has been recorded in WASHINGTON County, State of Utah, as follows:

RECORDED 09/08/2023 AS ENTRY NO. 20230027245 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

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

ALL OF LOT 28, WHITE SAGE INDUSTRIAL PARK ACCORDING TO THE OFFICIAL PLAST THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

The Real Property or its address is commonly known as 1406 E HILLCREST DR,

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

WASHINGTON, UT 84780. The Real Property tax identification number is W-WSIP-28.

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


THIS DEED SECURES A LIEN IN THE AMOUNT OF \$484,000.00.

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 DECEMBER 11, 2023.

TRUSTOR:

PERIDOT HOLDINGS LLC

By: 
SALEM LEVI STANLEY, Member of PERIDOT HOLDINGS LLC

LENDER:

CACHE VALLEY BANK

X 
KYLE NEVA, Relationship Manager

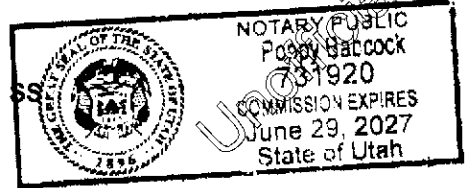
**MODIFICATION OF DEED OF TRUST
(Continued)**

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah

COUNTY OF Washington



On this 11th day of December, 20 23, before me, the undersigned Notary Public, personally appeared **SALEM LEVI STANLEY** Member of **PERIDOT HOLDINGS LLC**, 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.

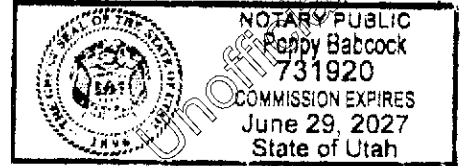
By Poppy Babcock
Notary Public in and for the State of Utah

Residing at Washington, UT
My commission expires June 29, 2027

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

LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Washington)



On this 11th day of Dec, 20 23, before me, the undersigned Notary Public, personally appeared **KYLE NEVA** and known to me to be the **Relationship Manager**, authorized agent for **Cache Valley Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Cache Valley Bank**, duly authorized by **Cache Valley 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 **Cache Valley Bank**.

By Poppy Babcock
Notary Public in and for the State of Utah

Residing at Washington UT
My commission expires June 29 2027