



W3282974

E# 3282974 PG 1 OF 6
Leann H. Kilts, WEBER COUNTY RECORDER
10-May-23 1005 AM FEE \$40.00 DEP TH
REC FOR: STEWART TITLE OF UTAH
ELECTRONICALLY RECORDED

Tax Serial Number:
08-022-0099

WHEN RECORDED MAIL TO:
First Community Bank Utah, Division of Glacier Bank
Loan Operations
1601 North Hillfield Road
Layton, UT 84041

1452536M

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST



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THIS MODIFICATION OF DEED OF TRUST dated May 8, 2023, is made and executed between 515 INVESTMENT GROUP, LLC, whose address is 1565 WEST HILLFIELD RD STE 104, LAYTON, UT 84041-7315 ("Trustor") and First Community Bank Utah, Division of Glacier Bank, whose address is Layton Hills Branch, 1601 N. Hill Field Rd., Layton, UT 84041 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated January 20, 2022 (the "Deed of Trust") which has been recorded in WEBER County, State of Utah, as follows:

Recorded January 25, 2022, entry no. 3213340, page 1 of 20, Weber County Recorder.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real

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

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property located in WEBER County, State of Utah:

PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE, SAID POINT BEING SOUTH 280.36 FEET AND EAST 1795.15 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NONTANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 888.01 FEET, AN ARC LENGTH OF 158.42 FEET, A DELTA ANGLE OF 10 DEG 13'19", A CHORD BEARING OF S88 DEG 48'48"E, AND A CHORD LENGTH OF 158.21 FEET; AND (2) N86 DEG 04'38"E 739.22 FEET; THENCE S47 DEG 45'34"E 34.66 FEET; THENCE S89 DEG 51'38"E 563.84 FEET; THENCE S34 DEG 25'35"W 1115.70 FEET; THENCE N00 DEG 31'44"E 495.84 FEET; THENCE N89 DEG 29'32"W 861.93 FEET; THENCE N00 DEG 27'45"E 126.11 FEET; THENCE N00 DRG 24'11"E 268.11 FEET TO THE POINT OF BEGINNING.

The Real Property or its address is commonly known as 2405 W HINCKLEY DRIVE, WEST HAVEN, UT 84401. The Real Property tax identification number is 08-022-0099.

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

The loan amount will be increased to \$18,169,850.00.

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 MAY 8, 2023.

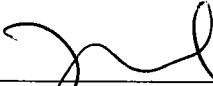
**MODIFICATION OF DEED OF TRUST
(Continued)**

TRUSTOR:

515 INVESTMENT GROUP, LLC

By: 
**JOHN K. RYAN, Manager of 515 INVESTMENT
GROUP, LLC**

**CLOVERLAND INVESTMENTS, LLC, Manager of 515 INVESTMENT
GROUP, LLC**

By: 
**TYRELL WALL, Managing Member of CLOVERLAND
INVESTMENTS, LLC**

LENDER:

FIRST COMMUNITY BANK UTAH, DIVISION OF GLACIER BANK

X 
Authorized Officer

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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF DAVIS)

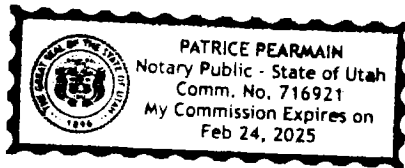
On this 8 day of MAY, 20 23, before me, the undersigned Notary Public, personally appeared **JOHN K. RYAN, Manager of 515 INVESTMENT GROUP, LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification 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 Patrice Pearmain

Residing at 1601 N HILFIELD

Notary Public in and for the State of UTAH

My commission expires FEB 24, 2025



MODIFICATION OF DEED OF TRUST
(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF DAVIS)

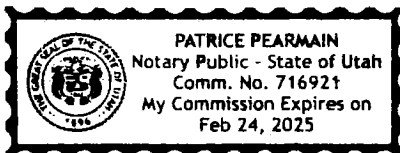
On this 9 day of MAY, 20 23, before me, the undersigned Notary Public, personally appeared **TYRELL WALL, Managing Member of CLOVERLAND INVESTMENTS, LLC, Manager of 515 INVESTMENT GROUP, LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification 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 Patrice Pearmain

Residing at 1601 N HILLFIELD

Notary Public in and for the State of UTAH

My commission expires FEB 24, 2025



MODIFICATION OF DEED OF TRUST
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Davis)

On this 9th day of May, 2023, before me, the undersigned Notary Public, personally appeared Jacob Terry and known to me to be the VP Loan Officer, authorized agent for **First Community Bank Utah, 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 **First Community Bank Utah, Division of Glacier Bank**, duly authorized by **First Community Bank Utah, 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 **First Community Bank Utah, Division of Glacier Bank**.

By [Signature]
Notary Public in and for the State of Utah.

Residing at Davis.
My commission expires 10-25-2025

