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BK 8000 PG 1

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/2/2022 8:03:00 AM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Tax Serial Number:
09-361-0008

RECORDATION REQUESTED BY:

Cache Valley Bank
Layton Branch
1333 North Hill Field Road
Layton, UT 84041

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

137283-KAP 84010844

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated 04/28/2022, is made and executed between VJS PROPERTIES, LLC, whose address is 506 W WEAVER LANE, LAYTON, UT 84041 ("Trustor") and Cache Valley Bank, whose address is Layton Branch, 1333 North Hill Field Road, Layton, UT 84041 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated December 17, 2020 (the "Deed of Trust") which has been recorded in DAVIS County, State of Utah, as follows:

RECORDED 12/18/2020 AS ENTRY NO. 3327889 BOOK 7660 PAGE 359-372 IN THE OFFICE OF THE DAVIS COUNTY, UTAH RECORDER.

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

ALL OF SUITE 103, IN BUILDING B, CONTAINED WITHIN RIDGE PARK OFFICE CONDOMINIUMS PLAT 2, SECOND AMENDMENT, AS THE SAME IS IDENTIFIED IN THE PLAT FILED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, UTAH, ON DECEMBER 14, 2007 AS ENTRY NO. 2327761 IN BOOK 4429 OF PLATS AT PAGE 418 AND IN THE DECLARATION RECORDED OCTOBER 11, 2006 AS ENTRY NO. 2209690 IN BOOK 4136 AT PAGE 1090 (AS SAID DECLARATION MAY HAVE BEEN SUBSEQUENTLY RESTATED, AMENDED AND/OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES DEFINED UNDER SAID DECLARATION.

The Real Property or its address is commonly known as 2307 NORTH HILL FIELD ROAD, #103, LAYTON, UT 84041. The Real Property tax identification number is 09-361-0008.

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

THIS DEED SECURES A LIEN IN THE AMOUNT OF \$420,000.00.

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 OF DEED OF TRUST
(Continued)**

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 04/28/2022.

TRUSTOR:

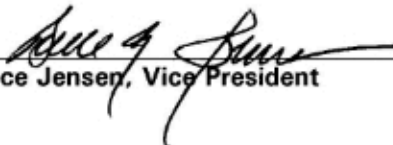
VJS PROPERTIES, LLC

By: 
JERI LYNN STRATFORD, Manager of VJS PROPERTIES, LLC

By: 
VAL TAYLOR STRATFORD, Manager of VJS PROPERTIES, LLC

LENDER:

CACHE VALLEY BANK

x 
Bruce Jensen, Vice President

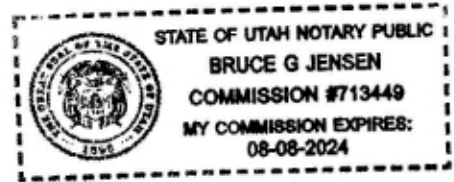
**MODIFICATION OF DEED OF TRUST
(Continued)**

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)

COUNTY OF Davis)

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) SS
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On this 28 day of April, 2022, before me, the undersigned Notary Public, personally appeared **JERI LYNN STRATFORD, Manager of VJS PROPERTIES, LLC** and **VAL TAYLOR STRATFORD, Manager of VJS PROPERTIES, LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

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

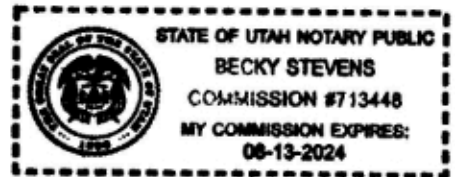
Residing at [Signature]
My commission expires 8-8-24

LENDER ACKNOWLEDGMENT

STATE OF Utah)

COUNTY OF Davis)

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) SS
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On this 28 day of April, 2022, before me, the undersigned Notary Public, personally appeared **Bruce Jensen** and known to me to be the **Vice President**, 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 [Signature]
Notary Public in and for the State of Utah

Residing at [Signature]
My commission expires 03-13-2024

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