

**Tax Serial Number:**  
41-690-0004

**RECORDATION REQUESTED BY:**  
Hillcrest Bank, a division of NBH Bank  
Spanish Fork Banking Center  
99 N Main Street  
Spanish Fork, UT 84660

**WHEN RECORDED MAIL TO:**  
Hillcrest Bank, a division of NBH Bank  
Spanish Fork Banking Center  
99 N Main Street  
Spanish Fork, UT 84660

172942 - MYU  
~~174910 - MYU~~

FOR RECORDER'S USE ONLY

## MODIFICATION OF DEED OF TRUST



\*#####07350129202401\*

**THIS MODIFICATION OF DEED OF TRUST** dated January 29, 2024, is made and executed between LITTLE INDIA, LLC, a Utah Limited Liability Company whose address is 10910 S ARDONNA WAY, SANDY, UT 84070-5412 ("Trustor") and Hillcrest Bank, a division of NBH Bank, whose address is Spanish Fork Banking Center, 99 N Main Street, Spanish Fork, UT 84660 ("Lender").

**DEED OF TRUST.** Lender and Trustor have entered into a Deed of Trust dated December 27, 2023 (the "Deed of Trust") which has been recorded in UTAH County, State of Utah, as follows:

**RECORDED DECEMBER 28, 2023 ENTRY NUMBER 83589:2023 PG 1 OF 13 IN THE OFFICE OF THE UTAH COUNTY RECORDER**

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

**PARCEL 1:**

Lot 4, HIGHLAND MARKETPLACE, according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded May 22, 2007 as Entry No. 75804:2007.

**PARCEL 1A:**

The non-exclusive easements, appurtenant to Parcel 1 described herein, for pedestrian and vehicular access, ingress and egress and parking, as created and described in that certain Declaration of Easements, Covenants and Restrictions recorded June 4, 2007, as Entry No. 82152:2007 and First Amendment to the Declaration of



\*\*\*\*\*07350129202402\*

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

Easements, Covenants and Restrictions for Highland Marketplace recorded April 19, 2023, as Entry No. 24694:2023.

The Real Property or its address is commonly known as 11073 N ALPINE HWY, HIGHLAND, UT 84003. The Real Property tax identification number is 41-690-0004.

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

**THE AMOUNT OF THIS DEED OF TRUST SHALL BE INCREASED FROM \$2,854,700.00 TO \$3,037,500.00**

**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 JANUARY 29, 2024.**

**TRUSTOR:**

LITTLE INDIA, LLC  
By: Maninderpal Singh  
MANINDERPAL SINGH, Member of LITTLE INDIA, LLC

**LENDER:**

HILLCREST BANK, A DIVISION OF NBH BANK

X [Signature]  
Authorized Officer

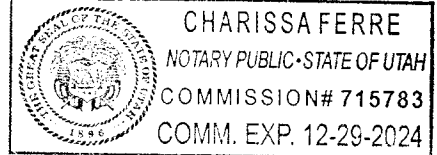


\*#####07350129202403\*

MODIFICATION OF DEED OF TRUST (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah )
COUNTY OF Utah ) SS



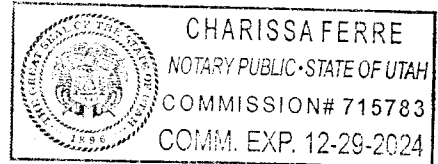
On this 30 day of January, 20 24, before me, the undersigned Notary Public, personally appeared MANINDERPAL SINGH, Member of LITTLE INDIA, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification 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 Charissa Ferre
Notary Public in and for the State of Utah

Residing at Spanish Fork, UT
My commission expires 12-29-2024

LENDER ACKNOWLEDGMENT

STATE OF Utah )
COUNTY OF Utah ) SS



On this 30 day of January, 20 24, before me, the undersigned Notary Public, personally appeared Kelt Stevens and known to me to be the Branch Manager, authorized agent for Hillcrest Bank, a division of NBH Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Hillcrest Bank, a division of NBH Bank, duly authorized by Hillcrest Bank, a division of NBH 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 Hillcrest Bank, a division of NBH Bank.

By Charissa Ferre
Notary Public in and for the State of Utah

Residing at Spanish Fork, UT
My commission expires 12-29-2024