

Tax Serial Number:
41-802-0007

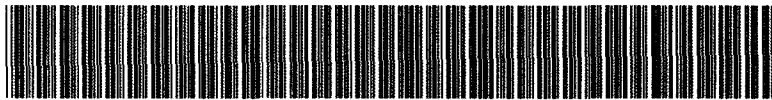
RECORDATION REQUESTED BY:
Hillcrest Bank, a division of NBH Bank
Spanish Fork Banking Center
99 N Main Street
Spanish Fork, UT 84660

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

144 DDT-MAM

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST



#####07350124202401

THIS MODIFICATION OF DEED OF TRUST dated January 24, 2024, is made and executed between BLOOM PROPERTIES, LLC, whose address is 24 W SERGEANT COURT DR Suite 202, SARATOGA SPRINGS, UT 84045-5807 ("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 July 7, 2021 (the "Deed of Trust") which has been recorded in Utah County, State of Utah, as follows:

ENTRY #121633:2021 RECORDED JULY 9, 2021 IN THE OFFICE OF THE UTAH COUNTY RECORDERS OFFICE.

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

Lot 7, Plat "A" HARVEST POINT COMMERCIAL SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder on April on April 22, 2015 as Entry No. 33526:2015

The Real Property or its address is commonly known as 2179 North Redwood Rd, Saratoga Springs, UT 84045. The Real Property tax identification number is 41-802-0007.

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

THE AMOUNT OF THIS DEED OF TRUST SHALL INCREASE FROM \$1,877,400.00 TO \$2,115,000.00.

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



#####07350124202402

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

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 24, 2024.

TRUSTOR:

BLOOM PROPERTIES, LLC

By:


JOCELIN BLOHM, Member of BLOOM PROPERTIES, LLC

LENDER:

HILLCREST BANK, A DIVISION OF NBH BANK

X


Authorized Officer

Kent Stevens, Manager

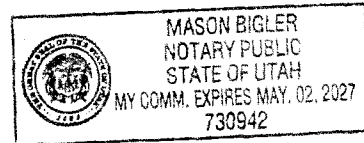


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**MODIFICATION OF DEED OF TRUST
(Continued)**

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Utah)

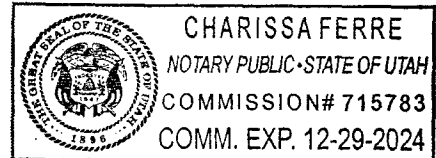


On this 30 day of January, 20 24, before me, the undersigned Notary Public, personally appeared JOCELIN BLOHM, Member of BLOOM PROPERTIES, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification 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 Mason Bigler Residing at Utah
Notary Public in and for the State of UT My commission expires May 2, 2027

LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Utah)



On this 30 day of January, 20 24, before me, the undersigned Notary Public, personally appeared Kert 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 Residing at Spanish Fork, UT
Notary Public in and for the State of Utah My commission expires 12-29-2024