

WHEN RECORDED, MAIL TO:
Beneficiary
4195 South 500 West Suite 1
Murray, UT 84107

10577533
12/11/2008 2:55:00 PM \$13.00
Book - 9664 Pg - 5198-5199
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS. SERVICES
BY: eCASH, DEPUTY - EF 2 P.

Trust Deed

THIS TRUST DEED is made this 15th day of April, 2008, Between
TJT COMMERCIAL REAL ESTATE, LLC, a Utah Limited Liability Company, as Trustor,
INTEGRATED TITLE INSURANCE SERVICES, as Trustee, * and
UTAH MORTGAGE FINANCIAL GROUP, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE,
the following described property situated in Salt Lake County,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements,
rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter,
used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of
even date herewith, in the principal sum of \$ 1,500,000.00 payable to the order of Beneficiary at the times, in the
manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to
protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments
on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on
improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees
in the event of default in payment of indebtedness secured hereby) and to pay reasonable Trustee's fees for any of
the services performed by Trustee hereunder, including a reconveyance hereof.

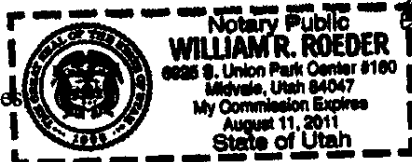
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder
be mailed to him at the address hereinbefore set forth.

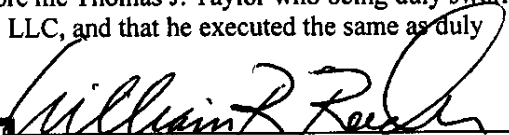
TJT COMMERCIAL REAL ESTATE, LLC, a Utah
Limited Liability Company


Thomas J. Taylor, Manager

STATE OF UTAH ss.
COUNTY OF SALT LAKE

On the day of December, 2008, personally appeared before me Thomas J. Taylor who being duly sworn did say
that they he is the manager of TJT Commercial Real Estate, LLC, and that he executed the same as duly
authorized in the capacity indicated.




Notary Public

My Commission Expires

Residing at:

EXHIBIT "A"

Beginning at the Northwest corner of Lot 5, Block 63, Plat "A", Salt Lake City Survey and running thence East 116.8 feet; thence South 165 feet; thence West 116.8 feet; thence North 165 feet to the point of beginning.

Together with a 4 foot strip of vacated street abutting on the West.

Parcel Identification No. 15-01-151-015.