

WHEN RECORDED, MAIL TO:

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.....  
PHIL EDWARDS  
.....  
159 S 3110 W  
.....  
Provo, UTAH 84601

ENT 12819 BK 2906 PG 797  
NINA B REID UTAH CO RECORDER BY MB  
1992 MAR 19 2:16 PM FEE 8.50  
RECORDED FOR SECURITY TITLE AND ABSTRACT

Space Above This Line for Recorder's Use

### Trust Deed

THIS TRUST DEED is made this 28 day of February, 1992,  
between M. MORENO ROBINS and LA VINIA ROBINS, Trustees of the, as Trustor,  
ROBINS FAMILY TRUST  
whose address is 3373 North 175 East, Provo, Utah 84604 (State)  
(Street and Number) (City)

Security Title & Abstract Co., as Trustee,\* and

PHIL EDWARDS and NELLIE B. EDWARDS, husband and wife as Joint, as Beneficiary.

Tenants  
Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER

OF SALE, the following described property situated in Utah County, Utah:

SEE REVERSE SIDE HEREOF FOR DESCRIPTION, INCORPORATED HEREIN 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 \$ 34,000.00, 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 collec-  
tion (including Trustee's and attorney's fees in event of default in payment of the indebtedness se-  
cured hereby and to pay reasonable Trustee's fees for any of the services performed by Trustee  
hereunder, including a reconveyance hereof.

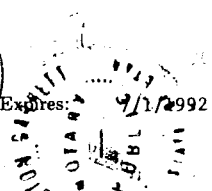
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale  
hereunder be mailed to him at the address hereinbefore set forth.

*M. Moreno Robins*  
.....  
M. Moreno Robins, Trustee  
*La Vinia Robins*  
.....  
La Vinia Robins

STATE OF UTAH }  
COUNTY OF Utah } ss.

On the 19 day of March, 1992, personally appeared before me  
M. MORENO ROBINS and LA VINIA ROBINS, Trustees of the, the signers.  
ROBINS FAMILY TRUST

of the foregoing instrument, who duly acknowledged to me that they executed the same.



*Weston Garret*  
.....  
Notary Public  
Residing at: Provo, Utah

\*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association or savings and  
loan association authorized to do such business in Utah; a corporation authorized to do a trust business in  
Utah; or a title insurance or abstract company authorized to do such business in Utah.

DESCRIPTION:

ENT12819 BK 2906 PG 798

Beginning at the Northwest fenced property corner and fence corner of the Phil Edwards and Nellie B. Edwards property, said corner being located by actual Survey South 109.57 feet and West 93.55 feet (Based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the Northwest corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence along a fenced boundary line South  $82^{\circ} 37' 51''$  East 38.67 feet; thence continuing along said fence line South  $58^{\circ} 45' 02''$  East 318.09 feet; thence continuing along said fence line North  $89^{\circ} 12' 31''$  East 932.50 feet; thence continuing along said fence line South  $64^{\circ} 49' 17''$  East 659.82 feet to a fence corner; thence continuing along a fenced boundary line South  $3^{\circ} 15' 53''$  East 596.12 feet to a fence corner; thence North  $89^{\circ} 55' 50''$  West along a fenced boundary line 1965.40 feet; thence North  $5^{\circ} 04' 50''$  East along a fence line on the Easterly edge of a flood control dike, 1034.64 feet to the point of beginning. Area 36.77 acres.

Together with a right of way from the North line of the Boat Harbor Road to the South line of the above described parcel of land, said right of way being one (1) rod wide (16.5 feet wide) over and across the following described strip of land:

Beginning at a point on the North fenced right of way line of the Boat Harbor Road, and the West line of a fenced right of way or lane, said beginning point being South 2659.19 feet and East 1519.49 feet (Based upon the Utah State Plane Coordinate system, Central Zone, Bearings of Section lines) from the Northwest corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence along a fence line North  $2^{\circ} 41' 24''$  West 591.87 feet; thence along said fence line North  $1^{\circ} 56' 38''$  West 448.81 feet; thence continuing along said fence line North  $27^{\circ} 39' 02''$  West 146.89 feet; thence continuing along said fence line North  $21^{\circ} 16' 08''$  West 84.51 feet; thence continuing along said fence line North  $5^{\circ} 02' 20''$  West 269.58 feet to a fence line; thence South  $89^{\circ} 55' 50''$  East along said fence line 16.56 feet; thence South  $5^{\circ} 02' 20''$  East 265.73 feet; thence South  $21^{\circ} 16' 08''$  East 82.18 feet; thence South  $27^{\circ} 39' 02''$  East 149.03 feet; thence South  $1^{\circ} 56' 38''$  East 452.61 feet; thence South  $2^{\circ} 41' 24''$  East 591.84 feet to the North line of said Boat Harbor Road; thence South  $88^{\circ} 52'$  West along the North line of said Boat Harbor Road 16.50 feet to the point of beginning.

Together with all water rights appurtenant, thereto and 1/2 interest in the Well and Well waters located on the above described property.