

12904853  
12/17/2018 4:24:00 PM \$13.00  
Book - 10739 Pg - 3126-3127  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
HIGHLAND TITLE AGENCY  
BY: eCASH, DEPUTY - EF 2 P.

**WHEN RECORDED RETURN TO:**

**Name:** Evolution Properties, LLC  
**Address:** 150 West 1000 North  
Bountiful, UT 84010

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File No.: 43598

## TRUST DEED

THIS TRUST DEED is made this 14th day of December, 2018 between Keith H Warburton, Manager of ETNA Properties, LLC , as Trustor, whose address is 13432 Corner Hollow Court, Draper, UT 84020, Highland Title Agency, Inc., as Trustee, and Evolution Properties, LLC, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property in Salt Lake County, State of Utah, described as follows:

All of Lot 17 and 18, Block 2, WALKERS SUBDIVISION, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 15-12-254-003

also known by street and number as: 817 South 200 West, Salt Lake City, UT 84101

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 \$550,000.00, 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 event of default in payment of the 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.

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SN1 Trust Deed

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**Ent 12904853 BK 10739 PG 3126**

WITNESS, the hand of said grantor this 14th day of December, 2018.

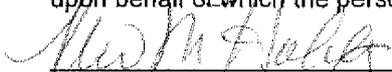
ETNA PROPERTIES, LLC

  
\_\_\_\_\_  
Keith H Warburton  
Manager

State of Utah

County of *Salt Lake*

On this 14th day of December, 2018, personally appeared before me, the undersigned Notary Public, personally appeared Keith H Warburton, Manager of ETNA Properties, LLC , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: *4/14/19*

