

WHEN RECORDED MAIL TO:
Rawley Lewis Nielsen
5571 South Holladay Blvd
Holladay, UT 84117

File No.: 122929-CAB

TRUST DEED

THIS TRUST DEED, dated February 14, 2020, between **The Hut, LLC, a Utah limited liability company**, as Trustor(s), whose address is 495 East 600 North, Provo, UT 84606 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Rawley Lewis Nielsen of 5571 South Holladay Blvd, Holladay, UT 84117, as BENEFICIARY;

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in Utah County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 05-077-0003 (for reference purposes only)

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

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$125,000.00 (One Hundred Twenty-Five Thousand And No/100)**, made by Trustor, 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.


The Hut, LLC, a Utah limited liability company

BY: _____

Michael N. Wade
Manager

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ *Utah*

On the 14th day of February, 2020, personally appeared before me Michael N. Wade, who acknowledged themselves to be the Manager of The Hut, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



EXHIBIT A

Commencing at the Southeast corner of Lot 1, Block 33, Plat "C", Provo City Survey of Building Lots; thence North 98 feet; thence West 99.89 feet; thence South 98 feet; thence East 99.89 feet to the place of beginning.