

RETURNEE

APR 30 2004

When Recorded Mail To
SEAN NIELSEN
41 East Amalfi Lane
ElkRidge, Utah 84651

E 1983003 B 3530 P 1332
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2004 APR 30 1:38 PM FEE 10.00 DEP MT
REC'D FOR NIELSEN, SEAN

Trust Deed

THIS TRUST DEED is made this 26th day of April 2004 between **CLIFTON TODD SMITH**, as Trustor, whose address is **2916 South 2000 West, Syracuse, UT 84075** and **SEAN L NIELSEN** as trustee and Beneficiary.

Trustor hereby conveys and warrants to trustee in trust with power of sale, the following property situated in DAVIS COUNTY, Utah:

ALL OF LOT 2, MOSS ACRES SUBDIVISION amended according to the official plat thereof recorded in the office of the County Recorder of said County.

Parcel ID Number: 12-339-0002

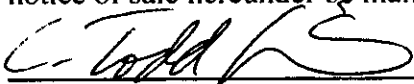
Also purportedly known as street address: 2916 SOUTH 2000 WEST, Syracuse, UT.

Together with all building, fixtures and improvements thereon and all water rights, rights of way, easements, rents issuers, profits, income, tenements, hereditament, 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 principle sum of \$15,000.00 (Fifteen Thousand dollars), payable to the order of Beneficiary at the times, in the manner and with the interest and or fees, 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 insurance on improvements on said property, to pay all costs and expenses of collection, including Trustee's and attorney's fee 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 any notice of sale hereunder be mailed to him at the address hereinbefore set forth.



Clifton Todd Smith

STATE OF UTAH)
)
:ss.
COUNTY OF DAVIS)

On the 26 day of April 2004, personally appeared before me **CLIFTON TODD SMITH** the signer of the forgoing instrument, who duly acknowledged to me that he executed the same.



My commission expires: 7-10-2006 Notary Public
Residing at: Utah Community CU

