

WHEN RECORDED MAIL TO:
Soderby, LLC
2951 North Fairfield Road
Layton, UT 84041

File No.: 108486-JCP

TRUST DEED

THIS TRUST DEED, dated December 6, 2018, between **MKG Investments, LLC, a Utah limited liability company**, as Trustor(s), whose address is 1728 South 2000 West, Syracuse, UT 84075 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Soderby, LLC of 2951 North Fairfield Road, Layton, Utah 84041, , as BENEFICIARY;

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

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 12-726-0002 (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;

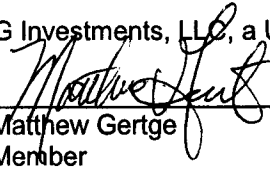
FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$405,000.00 (Four Hundred Five Thousand And No/100)**, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein 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.

MKG Investments, LLC, a Utah limited liability company

BY:


Matthew Gertge
Member


BY:


Kenneth Gertge
Member

STATE OF UTAH

COUNTY OF DAVIS

On the 6th day of December, 2018, personally appeared before me Matthew Gertge, who acknowledged himself to be a Member and Kenneth Gertge, who acknowledged himself to be a Member of MKG Investments, LLC, a Utah limited liability company, a limited liability company, and that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Jim C. Morris, Notary Public

Residing at: Davis County, Utah

My commission expires: 10-22-19

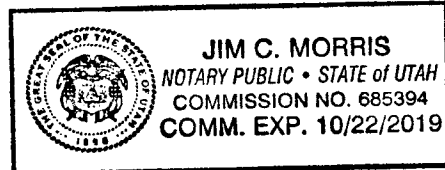


EXHIBIT A

All of Lot 2, GERTGE BUSINESS PARK, according to the official plat thereof, recorded in the office of the Davis County Recorder, State of Utah on June 5, 2008 as Entry No. 2376790 in Book 4565 at Page 1663.