

WHEN RECORDED MAIL TO:
The BACT Limited Partnership
4885 South 900 East, Suite 208
Salt Lake City, UT 84117

12662275
11/20/2017 10:19 AM \$10.00
Book - 10621 Pg - 2247
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
BACT LIMITED PARTNERSHIP
4885 S 900 E STE 208
SLC UT 84117
BY: RJA, DEPUTY - WI 1 P.

TRUST DEED

THIS TRUST DEED is made this 5th day of October, 2017
Between **Franco M.D'Souza** as Trustor

Space Above For Recorder's Use

Whose address is 1910 West 1040 South, Salt Lake City, UT 84104 and

**BB MGT. 1, LLC (General Partner) , by Clement F Tebbs, Member as Trustee, and
The BACT Limited Partnership, as Beneficiary.**

Trustors hereby CONVEY AND WARRANT TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Salt Lake County, UT:

Tax ID #15-10-303-002-0000

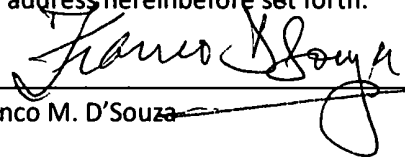
Legal Description: Lot 8, RIVERBEND INDUSTRIAL PARK

Together with all building, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, 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 promissory notes dated July 10, 2015, and July 19, 2016, in the principal sum of \$400,000.00 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 thereof.

Trustors agree to pay all taxes and assessments on the above property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all cost and expenses of collection (including Trustee's and attorney's fees in the event of default in payment of indebtedness secured hereby) and to pay reasonable Trustee's fees for any of their services performed by Trustee hereunder, including a reconveyance hereof.

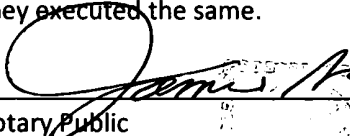
The undersigned Trustors request that a copy of any notice of default and any notice of sale hereunder be mail to them at the address hereinbefore set forth.

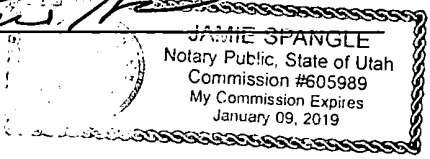


Franco M. D'Souza

STATE OF UTAH
COUNTY OF:

On the 5th day of October, 2017 personally appeared before me the signers of the foregoing instrument, who dully acknowledged to me that they executed the same.



Notary Public

JAMIE SPANGLE
Notary Public, State of Utah
Commission #605989
My Commission Expires
January 09, 2019

My Commission Expires:
1-9-2019

Residing at:
Salt Lake