

WHEN RECORDED MAIL TO:
Emjay Properties LC
143 N 3425 W
Layton, UT 84041

File No.: 119426-CAY

13338100
7/23/2020 10:35:00 AM \$40.00
Book - 10984 Pg - 9670-9672
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

TRUST DEED

THIS TRUST DEED, dated July 23, 2020, between **Thornton Walker, Inc., a Utah corporation**, as Trustor(s), whose address is 6890 South 2300 East, Salt Lake City, UT 84171 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Emjay Properties LC of 143 N 3425 W, Layton, UT 84041, as BENEFICIARY;

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

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: ~~27-22-452-010~~ and ~~27-22-452-014~~ (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 **\$363,600.00 (Three Hundred Sixty 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.

Thornton Walker, Inc., a Utah corporation

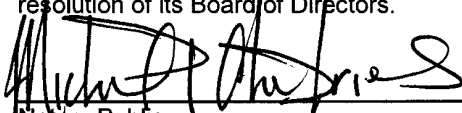
BY: 

David Doyle Madsen
President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 23rd day of July, 2020, personally appeared before me David Doyle Madsen, who being by me duly sworn did say that he/she is the President of Thornton Walker, Inc., a Utah corporation and acknowledged that he/she signed the foregoing instrument on behalf of said corporation by authority of a resolution of its Board of Directors.



Notary Public



EXHIBIT A

PARCEL 1:

Lot 10, MAJESTIC COVE, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

PARCEL 2:

Lot 9, MAJESTIC COVE, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

ALSO:

Commencing at the Northeast corner of Lot 9, Majestic Cove and running thence East 1 foot; thence South 417.12 feet; thence West 1 foot; thence North 417.12 feet to the point of beginning.

ALSO:

Beginning at the Northeast corner of Majestic Cove Subdivision, as recorded and on file in the office of the Salt Lake County Recorder at Entry No. 2118468 in Book DD at Page 43 of Plats, said point being 1.00 foot East of the Northeast corner of Lot 9, of said plat; said point also being North, 844.28 feet and East, 1154.96 feet from the South quarter corner of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East, 47.33 feet; thence South 00°07'46" West, along an existing chain-link fence and the Northerly extension thereof, a distance of 281.88 feet; thence South 00°13'55" West, along said fence, and the Southerly extension thereof, a distance of 110.25 feet; thence West, 46.25 feet; thence North, 392.12 feet, along the East line of said subdivision to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point on the North right of way line of 11745 South Street which point is more particularly described as being North, along section line a distance of 457.16 feet and East a distance of 1,153.96 feet from the South one quarter corner of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence continue Easterly along said line, a distance of 1.00 foot; thence South, a distance of 25.00 feet; thence West, a distance of 1.0 foot; thence North, a distance of 25.00 feet to the point of beginning.