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4/26/2019 3:47:00 PM \$16.00
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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO:
Poulton Holding Co.
3785 South 700 East, Suite 201
Salt Lake City, UT 84106

File No.: 112605-CAF

TRUST DEED

THIS TRUST DEED, dated April 26, 2019, between **Mill Circle, LLC, a Utah limited liability company**, as Trustor(s), whose address is 3826 Honeycut Road, Salt Lake City, UT 84106 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Poulton Holding Co. of 3785 South 700 East, Suite 201, Salt Lake City, UT 84106, 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.: 16-36-151-001, 16-36-151-002 and 16-36-151-003 (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 **\$420,000.00 (Four Hundred Twenty 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.

Mill Circle LLC

BY: Scott Turville
Scott Turville, *MANAGER*

STATE OF UTAH

COUNTY OF SALT LAKE

On the 26th day of April, 2019, personally appeared before me Scott Turville, who acknowledged themselves to be the Manager of Mill Circle LLC, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P Chabries
Notary Public



EXHIBIT A

Lots 1 through 3, MILL HOLLOW SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office.