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\$ 13.00

WHEN RECORDED, MAIL TO:  
Larry R. Plowgian and Nancy J. Plowgian, Trustees  
of The Larry and Nancy Plowgian Trust  
2876 East Craig Drive  
Salt Lake City, Utah 84109

12317807  
07/11/2016 12:06 PM \$13.00  
Book - 10451 Pg - 406-407  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
RICHARD H BRADLEY  
4525 S WASATCH BOULEVARD #250  
SLC UT 84124  
BY: CRA, DEPUTY - MA 2 P.

## Trust Deed

THIS TRUST DEED is made 1st day of July, 2016, between Jeffrey F. Plowgian and Tara L. Plowgian, as Trustors, at 2876 East Craig Drive, Salt Lake City, Utah 84109, Richard H. Bradley, Trustee, and Larry R. Plowgian and Nancy J. Plowgian, Trustees of The Larry and Nancy Plowgian Trust dated July 1, 2016, as Beneficiary.

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

**The legal description is attached hereto as Exhibit "A" and by this reference made a part hereof.**

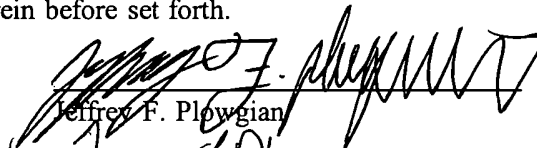

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$500,000.00, 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 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) for any of the services performed by Trustee hereunder, including a reconveyance hereof.

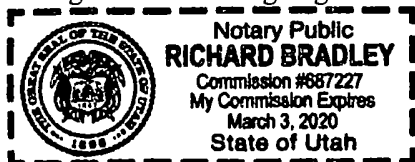
The Trustor agrees to list the Beneficiary as a loss payee on the hazard insurance and Earthquake insurance on the secured property and to have the Beneficiary named as an additional insured. Further the Trustor agrees to provide the Beneficiary with proof of said insurance on an annual basis. Also, the Trustor shall provided evidence that property taxes on the secured property have been paid each year.

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 herein before set forth.

  
Jeffrey F. Plowgian  
  
Tara L. Plowgian

STATE OF UTAH            }  
  }  
COUNTY OF SALT LAKE    }

On this 1st day of July, 2016, personally appeared before me Jeffrey F. Plowgian and Tara L. Plowgian, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.




  
Notary Public

EXHIBIT "A"

PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING IN CENTER OF 33RD SOUTH STREET, 2 RODS SOUTH AND 479.16 FEET EAST OF THE SOUTHEAST CORNER LOT 1, BLOCK 27, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 264 FEET; THENCE EAST 103.29 FEET; SOUTH 264 FEET; THENCE WEST 103.29 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE SOUTH 40 FEET DEEDED TO SALT LAKE COUNTY FOR ROADWAY PURPOSES.

PARCEL NO. 16-28-304-017-0000