

12843909  
9/6/2018 2:26:00 PM \$18.00  
Book - 10710 Pg - 978-980  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
ARTISAN TITLE  
BY: eCASH, DEPUTY - EF 3 P.

**TRUST DEED**

THIS TRUST DEED is effective as of the 20<sup>th</sup> day of July, between 3205 MILLCREEK, LLC, as TRUSTOR, whose address is 6340 SOUTH 3000 EAST, Suite 500, Salt Lake City, Utah 84121, GREGG T. CHRISTENSEN, A Member of the Utah State Bar, as TRUSTEE, whose address is 6340 S 3000 E, Suite 500, Salt Lake City, Utah 84121 and ELLEN CLAIRE SHAEFFER, as BENEFICIARY, whose address is of 1116 West Las Palmaritas, Phoenix, Arizona, 85021.

Trustor hereby CONVEY AND WARRANT TO TRUSTEE IN TRUST WITH POWER OF SALE the following described property situated in Salt Lake County, Utah: **See Exhibit "A"**

**Property Address: 1311 East 3205 South, Salt Lake City, Utah 84106.**

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;

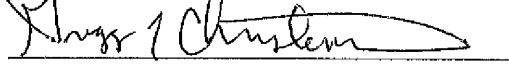
SUBJECT TO: County and/or City Taxes not delinquent, Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of Way, Easements, Leases and Reservations now of Record.

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a Trust Deed Note of even date herewith, in the principal sum of **TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$280,000)** payable to the order of ELLEN CLAIRE SHAEFFER at the time, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the ELLEN CLAIRE SHAEFFER to protect the security hereof.

Trustors agree 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 insurance 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 or obligations secured hereby and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof. In the event of any default hereunder, Trustors shall immediately pay and without demand all sums expended hereunder by the Trustee or any Beneficiary, with interest from date of expenditure at the rate of Twelve Percent (12.00%) per annum until paid, and the repayment thereof shall be secured hereby.

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

3205 Millcreek, LLC

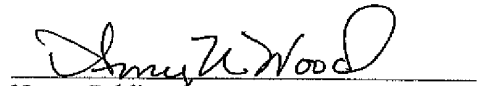
  
Gregg T. Christensen, Manager

STATE OF UTAH )  
 )  
 )  
COUNTY OF SALT LAKE )

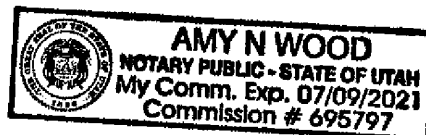
**COURTESY RECORDING**

This document is being recorded solely as a courtesy and as an accommodation only to the parties named therein. Artisan Title Insurance, Inc. hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

On September 6, 2018, personally appeared before me Gregg T. Christensen, who being duly sworn did sign the foregoing instrument before me.

  
Notary Public

My Commission Expires: 07-09-2021  
Residing at: Salt Lake City, UT



**EXHIBIT "A"**  
**3205 Millcreek**  
**Legal Description**

**Parcel 1:**

Commencing North 0°04' West 432.84 feet and 146.2 feet East from the Southeast Corner of Block 27, Ten Acre Plat "A", Big Field Survey; and running thence East 56 feet; thence North 0°04' West 133.53 feet; thence North 89°30' West 56 feet; thence South 0°04' East 133.92 feet to beginning. Being in the Northwest Quarter of the Southwest Quarter, Section 28, Township 1 South, Range 1 East, Salt Lake Meridian.

Purported Address:

1311 East  
3205 South  
Salt Lake City, Utah 84106

**Parcel 2:**

Commencing North 00°04' West 432.84 feet and 202.2 feet East from the Southeast Corner of Block 27, Ten Acre Plat "A", Big Field Survey; and running thence East 56 feet, thence North 00°04' West 133.13 feet, thence North 89°30' West 56 feet, thence South 00°04' East 133.53 feet to the point of beginning.

Purported Address:

1315 East  
3205 South  
Salt Lake City, Utah 84106

**Parcel 3:**

Commencing 4 rods East and North 0°04' West 432.84 feet and East 192.2 feet from the Southeast Corner of Block 27, Ten Acre Plat "A", Big Field Survey, and running thence North 0°04' West 133.13 feet; thence South 89°30' East 48.0 feet; thence South 0°04' East 132.5 feet; thence West 48.0 feet to beginning.

Purported Address:

1319 East  
3205 South  
Salt Lake City, Utah 84106

**Parcel 4:**

Commencing 4 rods East and North 0°04' West 432.84 feet and East 240.2 feet from the Southeast corner of Block 27, Ten Acre Plat "A", Big Field Survey, and running thence East 48.25 feet; thence North 0°04' West 131.22 feet; thence North 89°30' West 48.25 feet; thence South 0°04' East 132.5 feet to beginning.

Purported Address:

1321 East  
3205 South  
Salt Lake City, Utah 84106

**Parcels 1 through 4 are described by survey as:**

This legal describes Parcel Identification No. 16-29-430-007, 16-29-430-008, 16-29-430-009, and 16-28-303-003, situate in the Southwest Quarter (SW 1/4) of Section 28 and the Southeast Quarter (SE 1/4) of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and more particularly

described as follows:

Commencing at the intersection of 1300 East Street and 3300 South Street, said intersection being a found brass cap monument; thence North  $00^{\circ}16'00''$  East 436.27 feet to a point on the centerline of 3205 South Street as dedicated per that certain "Right of Way Plat", Book I, Page 99, on file at the Salt Lake County, Utah Recorder's Office; thence along said centerline North  $89^{\circ}20'00''$  East 113.60 feet; thence departing said centerline North  $00^{\circ}40'00''$  West 24.75 feet to a point on the north right-of-way line of 3205 South Street; said point also being North  $00^{\circ}16'00''$  East 427.76 feet (record North  $00^{\circ} 04'$  West 432.84 feet) and North  $89^{\circ}20'00''$  East 146.20 feet (record East 146.20 feet) from the Southeast Corner of Lot 1, Block 27, Ten Acre Plat 'A', Big Field Survey; said point also being the Point of Beginning;

Thence departing said north right-of-way line North  $00^{\circ}16'00''$  East 138.64 feet (record North  $00^{\circ} 04'$  West 133.92 feet); thence South  $89^{\circ}57'13''$  East 56.00 feet (record South  $89^{\circ} 30'$  East 56.00 feet) to the Southwest corner of Brickyard Village, a Utah Condominium Project per Book 2007p, Page 238, on file at the Salt Lake County, Utah Recorder's Office; thence continuing South  $89^{\circ}57'13''$  East 152.25 feet (record South  $89^{\circ} 30'$  East 152.25 feet) along the south line of said Brickyard Village; thence departing said south line South  $00^{\circ}16'00''$  West 136.05 feet (record South  $00^{\circ} 04'$  East 131.22 feet) to a point on the north right- of-way line of said 3205 South Street; thence along said north right-of-way line South  $89^{\circ}20'00''$  West 208.28 feet (record West 208.25 feet) to the Point of Beginning.

#### BASIS OF BEARING

North  $89^{\circ}48'00''$  East, being the bearing of the monument line of 3300 S. found monuments at 1300 East Street (Richmond Street) and Highland Drive.