

WHEN RECORDED MAIL TO:  
Main Street Orchards, Inc.  
14477 Southern Hills Lane  
Poway, CA 92064  
UW-4983

ENT 28478:2015 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2015 Apr 07 12:41 PM FEE 12.00 BY SW  
RECORDED FOR United West Title  
ELECTRONICALLY RECORDED

## TRUST DEED

THIS TRUST DEED is made this 1st of April, 2015, between  
**612 North Lindon, L.L.C.** as Trustor, **United West Title Insurance Agency, Inc.** as Trustee, and  
**Main Street Orchards, Inc.**, as beneficiary.

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

**Beginning North 550.72 feet and West 919.70 feet from the South Quarter corner of Section 28, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 88°18'00" West 151.84 feet to the East line of state road; thence North 42°11'00" West 137.60 feet along said street line; thence North 60°19'00" East 74.00 feet along fence line; thence North 00°22'20" West 247.38 feet along the centerline of canal; thence North 87°49'50" East 123.81 feet; thence South 08°30'30" East 390.46 feet to the point of beginning.**

**Less and excepting any portion lying within the 600 North Street Right of Way.**

**14-046-0055**

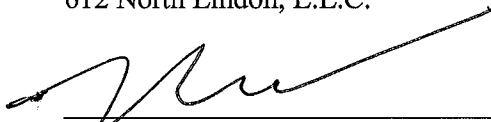
Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$1,195,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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.

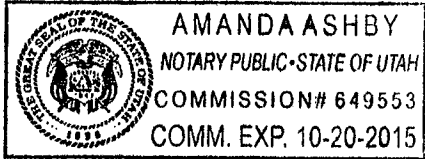
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

612 North Lindon, L.L.C.

  
\_\_\_\_\_  
By: Mike Carson, Manager

STATE OF UTAH            )  
                                  (ss.  
COUNTY OF UTAH        )

On the 1st day of April, 2015, personally appeared before me Mike Carson, the Manager of 612 North Lindon, L.L.C. the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.



*Amanda Ashby*  
\_\_\_\_\_  
Notary Public