

WHEN RECORDED MAIL TO:
Third South LLC
17355 SW Boones Ferry Rd., Ste. A
Lake Oswego, OR 97035

13013760
6/21/2019 9:58:00 AM \$40.00
Book - 10794 Pg - 3846-3848
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

File No.: 110079-CAM

TRUST DEED

THIS TRUST DEED, dated June 19, 2019, between THRIVE RE HOLDINGS, LLC, a **Utah limited liability company**, and PROTEAN PROPERTIES, INC a **Utah corporation**, collectively as Trustor(s), whose address is 9544 Willow Trail Way, Salt Lake City, UT 84111, **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and THIRD SOUTH LLC, an **Oregon Limited Liability Company**, 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.: 16-06-454-023 (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 **\$\$454,945.31**, 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.

Thrive RE Holdings, LLC

BY: 
Stephen Broadbent, Manager

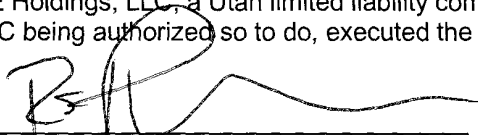
Protean Properties, Inc.

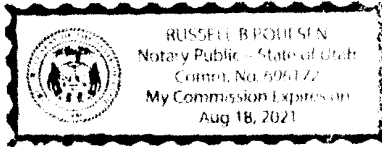
BY: 
Steven F. Alder, President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th day of June, 2019, personally appeared before me Stephen Broadbent, Manager of Thrive RE Holdings, LLC, a Utah limited liability company, and that he, as such Manger of Thrive RE Holdings, LLC being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



****Notary Seal Not Legible****
CO.RECORDER

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th day of June, 2019, personally appeared before me Steven F. Alder, who being by me duly sworn did say that he is the President of Protean Properties, Inc., a Utah corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Steven F. Alder acknowledged to me that said corporation executed the same.

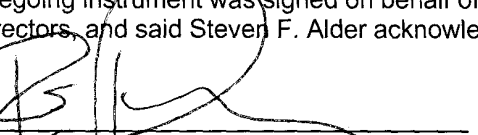

Notary Public



EXHIBIT A

PARCEL 1:

Beginning at a point on the West line of Lot 5 and the East line of 400 East Street, said point being South 00°01'50" East 90.00 feet from the Northwest corner of Lot 5, Block 23, Plat "B", Salt Lake City Survey and running thence North 89°57'37" East 97.24 feet; thence along the West face of an existing wall South 00°03'19" East 132.75 feet; thence South 89°57'37" West 97.30 feet; thence North 00°01'50" West 132.75 feet to the point of beginning.

PARCEL 1A:

The appurtenant rights, terms and conditions as set forth in that certain Declaration of Easements and Covenants for Joint Use of Parking Terrace, recorded March 28, 1979 as Entry No. 3256391 in Book 4835 at Page 697 of official records.