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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WESTERN STATES TITLE
110 W CENTER STREET
BOUNTIFUL UT 84010
BY: J.L.J., DEPUTY - MA 1 P.

WHEN RECORDED, MAIL TO:

Ron Trump
577 E. 850 S.
Centerville UT 84004

TRUST DEED

THIS TRUST DEED is made this 21ST Day of MARCH, 2005
between 754 PARTNERS, L.C., as Trustors,

whose address is 510 SOUTH 600 EAST, SALT LAKE CITY, UTAH 84102
(Street and Number) (City) (State)

WESTERN STATES TITLE COMPANY OF DAVIS COUNTY, AS TRUSTEE and
RONALD R. TRUMP AS BENEFICIARY

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in SALT LAKE County, UTAH

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 13, PLAT A, SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 5 RODS; THENCE WEST 184.5 FEET; THENCE SOUTH 5 RODS; THENCE EAST 184.5 FEET TO THE POINT OF BEGINNING.

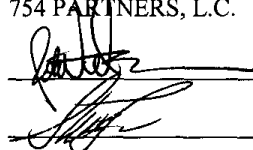
Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$ 51,786.41 payable as per agreement dated March 21, 2005, 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 preformed 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.

754 PARTNERS, L.C.

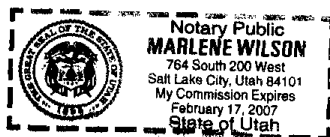


STATE OF UTAH)

: ss

COUNTY OF DAVIS)

On the 21ST, Day of MARCH, 2005, personally appeared
before me Stephen R. Trump and Robert Nielson OF 754 PARTNERS,
L.C., the signers of the foregoing instrument, who duly acknowledged to me that they executed
the same.




NOTARY PUBLIC