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1/17/2020 2:10:00 PM \$40.00
Book - 10886 Pg - 2221-2223
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SUTHERLAND TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Name: UINTAH INVESTMENT, LLC
Address: 2885 South Main Street
Salt Lake City, UT 84115

File No.: 43677 - *STC*

TRUST DEED

THIS TRUST DEED is made this 15th day of January, 2020 between LAND DEVELOPMENT, LLC, as Trustor, whose address is 6076 South 900 East, Ste.151, Salt Lake City, UT 84121, Sutherland Title Company, as Trustee, and SRC CF PROFIT SHARING PLAN, as to an undivided 2/3 interest and UINTAH INVESTMENT, LLC, as to an undivided 1/3 interest, as Beneficiary.

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

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 2877 West 7800 South, West Jordan, UT 84088 and
2923 West 7800 South, West Jordan, UT 84088
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 \$390,000.00, 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) 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.

WITNESS, the hand of said grantor this 15th day of January, 2020.

LAND DEVELOPMENT, LLC



ADAM NASH
Manager

State of Utah
County of Salt Lake

On this 15th day of January, 2020, personally appeared before me, the undersigned Notary Public, personally appeared ADAM NASH the Manager of LAND DEVELOPMENT, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) on the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public

My commission expires: 10/21/22

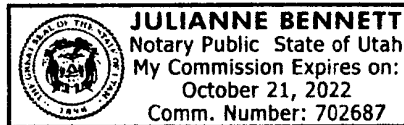


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 39 and 40, COTTAGES AT APPLECROSS SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, on May 19, 2017 as Entry No. 12537900, in Book 2017P of Plats, at Page 122, and further defined and described in the Declaration of Covenants, Conditions and Restrictions recorded May 13, 2017, as Entry No. 12546474, in Book 10563, at Page 2910, of official records (as said Map and Declaration may heretofore be amended and/or supplemented). TOGETHER WITH a non-exclusive easement of use and enjoyment, and the undivided percentage of ownership, if any, in and to the projects common areas and facilities as defined and provided for in said Map and Declaration.

Lot 39 Tax Parcel No's.: 21-33-127-100
Lot 40 Tax Parcel No's.: 21-33-127-099