

WHEN RECORDED, MAIL TO:
Frostwood 6 LLC
5911 Fashion Blvd. Ste 200
SLC, Ut 84107

ENTRY NO. 01040102

03/02/2016 01:57:58 PM B: 2340 P: 1555
Trust Deed PAGE 1/3

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
FEE 30.00 BY FROSTWOOD 6 LLC



Parcel ID: FRSTW-F6-10-D-R, FRSTW-F6-11-C, FRSTW-F6-12-C-R, FRSTW-F6-13-D,
FRSTW-F6-14-A, FRSTW-F6-15-B, FRSTW-F6-16-A-R, FRSTW-F6-17-A,
FRSTW-F6-18-A-R, FRSTW-F6-19-D, FRSTW-F6-20-C-R, FRSTW-F6-21-C,
FRSTW-F6-22-D-R, FRSTW-F6-23-D, FRSTW-F6-24-C-R, FRSTW-F6-25-C,
FRSTW-F6-26-D-R, (17 UNITS IN TOTAL)

TRUST DEED

THIS TRUST DEED is made this 24th day of November 2015 between

Frostwood 6 LLC, a Utah limited liability company, as Grantor,

David Steffensen, 4873 South State Street, Salt Lake City, Utah 84107, attorney of
law, as Trustee,

Surety Land Development LLC, as Beneficiary.

Grantor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH
POWER OF SALE, the following described property situated in Summit County, Utah:

Parcel: See Exhibit "A" attached hereto and by reference made a part hereof for lot/unit number
and street address.

According to the official plat thereof, recorded in the office of the Summit County Recorder.

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 **\$2,185,000.00** 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, 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.

The officers who sign this trust deed hereby certify that this trust deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the trustor at a lawful meeting duly held and attended by a quorum.

FROSTWOOD 6 LLC a Utah limited Liability Company

By: [Signature]
Kent Hoggan, Manager

STATE OF UTAH, County of Salt Lake: ss.

On the 1 day of March, 2016, personally appeared before me Kent Hoggan, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say that he is the Manager of FROSTWOOD 6 LLC and that the foregoing instrument was signed by him in behalf of said limited liability company by authority of the articles of organization (or operating agreement), and Kent Hoggan acknowledged to me that said limited liability company executed the same.

[Signature]
NOTARY PUBLIC
My commission expires:
Residing at:

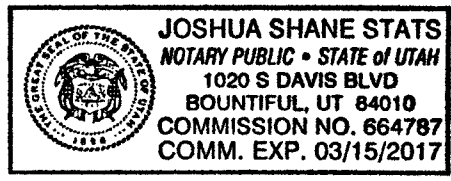


EXHIBIT "A"

FRSTW-F6-10-D-R, 4317 Holly Frost Ct. Lot 10-D-R, FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-11-C, 4313 Holly Frost Ct. Lot 11-C, FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-12-C-R, 4307 Holly Frost Ct. Lot 12-C-R, FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-13-D, 4301 Holly Frost Ct. Lot 13-D, FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-14-A, 4316 Frost Haven Rd. Lot 14-A, FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-15-B, 4322 Frost Haven Rd. Lot 15-B FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-16-A-R, 4328 Frost Haven Rd. Lot 16-A-R FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-17-A, 4342 Frost Haven Rd. Lot 17-A FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-18-A-R, 4348 Frost Haven Rd. Lot 18-A-R FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-19-D, 4331 Frost Haven Rd. Lot 19-D FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-20-C-R, 4337 Frost Haven Rd. Lot 20-C-R FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-21-C, 4343 Frost Haven Rd. Lot 21-C FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-22-D-R, 4347 Frost Haven Rd. Lot 22-D-R FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-23-D, 4351 Frost Haven Rd. Lot 23-D FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-24-C-R, 4357 Frost Haven Rd. Lot 24-C-R FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-25-C, 4363 Frost Haven Rd. Lot 25-C FROSTWOOD PARCEL F6
TOWNHOMES

FRSTW-F6-26-D-R, 4371 Frost Haven Rd. Lot 26-D-R FROSTWOOD PARCEL F6
TOWNHOMES