WHEN RECORDED, MAIL TO:
M.J.J. Investment Company
8969 3. Way May May St.
West Jordan Ut 84087

9771179
06/30/2006 03:49 PM \$12-00
Book - 9316 Ps - 7187-7188
GARY W- OTT
RECORDER, SALT LAKE COUNTY, UTAH
BACKMAN TITLE SERVICES
BY: ZJM, DEPUTY - WI 2 P.

## TRUST DEED

Order No. 5-021351

THIS TRUST DEED is made this 23 day of June, 2006, between Ronald P. Snarr, whose address is 3958 South West Temple Street, Salt Lake City, UT 84107, and BACKMAN TITLE SERVICES LTD, as Trustee, and M.J.J. Investment Company, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in **Salt Lake**, Utah:

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: 15-36-476-029

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 \$184,000.00, 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.

Ronald P. Snarr

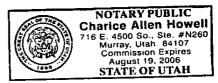
STATE OF	Utah	)
		) SS.
County of	Salt Lake	)

The foregoing instrument was acknowledged before me this 23rd day of June, 2006

Ronald P. Snarr

NOTARY PUBLIC
Commission Expires: 8-19-06

Residing at: Murray Ut



## **LEGAL DESCRIPTION**

Order No. 5-021351

A tract of land located in the Northeast Quarter of the Southeast Quarter of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Commencing at the Southeast Corner of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian; North 89 degrees 55'07" West 733.46 feet (West 733.70 feet by deed) to the centerline of West Temple Street; thence North 00 degrees 04'53" East 1199.23 feet (1199.631 feet by deed); thence North 89 degrees 55'07" West 13.82 feet (West 13.70 feet by deed) to the point of beginning; and running thence North 00 degrees 04'53" East 107.81 feet parallel with said centerline to a point on the Easterly extension of a chain link fence; thence South 89 degrees 51'03" West 250.34 feet along said chain link fence to a point on a former fence line; thence South 00 degrees 08'45" West 105.90 feet along said former fence line to a former fence corner; thence South 89 degrees 42'46" East 250.46 feet (250.996 feet by deed) along a former fence line and it Easterly extension to the point of beginning,

Less and excepting that portion lying within West Temple Street.

Parcel No.: 15-36-476-029

Trust Deed Short Form Attached Legal Backman Title Services Ltd.