

Mail to:  
Beneficiary  
2479 Field Rose Drive  
Salt Lake City, Utah 84121

ENT 190219:2020 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Dec 01 10:22 AM FEE 40.00 BY IP  
RECORDED FOR Integrated Title Insurance Services,  
ELECTRONICALLY RECORDED

## TRUST DEED

THIS TRUST DEED is made this November 25, 2020, between **R5 DEVELOPMENT, LLC, a Utah Limited Liability Company**, as Trustor; **INTEGRATED TITLE INSURANCE SERVICES, LLC, a Utah Limited Liability Company** as Trustee, and **EAGLE12, LLC, a Utah Limited Liability Company**, as Beneficiary.

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

**SEE ATTACHED EXHIBIT "A"**

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<sup>AL</sup> payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$1,312,400.00, 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 thereof.

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 services performed by Trustee hereunder, including a reconveyance hereof.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at the address set forth.

R5 DEVELOPMENT, LLC, a Utah Limited Liability Company

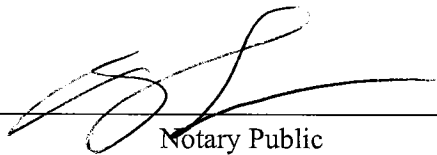
BY:   
ALI RAFATI, Manager

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 30 day of November, 2020, personally appeared before me Ali Rafati, who being by me duly sworn did say that he is the Manager of R5 DEVELOPMENT, LLC, a Utah Limited Liability Company, and that said instrument was signed in behalf of said limited liability company by authority and said Ali Rafati acknowledged to me that he, as such Manager, executed the same in the name of the limited liability company.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12-15-23  
Residing at: 709307



## EXHIBIT "A"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°15'07"E ALONG THE SECTION LINE 395.54 FEET AND SOUTH 237.02 FEET FROM THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING ON THE BOUNDARY OF SUNSET RIDGE PHASE "A", PLAT 6 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE ALONG SAID PLAT THE FOLLOWING THREE (3) COURSES: S89°15'07"E 197.35 FEET; THENCE N1°40'00"E 3.70 FEET; THENCE S89°15'07"E 155.36 FEET TO THE WESTERLY BOUNDARY LINE OF SUNSET RIDGE PHASE "A", PLAT 2 TOGETHER WITH SUNSET RIDGE PHASE "A", PLAT 1 ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY PLAT LINES THE FOLLOWING THREE (3) COURSES: SOUTH 333.41 FEET; THENCE S22°06'30"E 454.20 FEET; SOUTH 125.53 FEET TO THE NORTHEAST CORNER OF SUNSET RIDGE PHASE "A", PLAT 4 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID PLAT THE FOLLOWING FIVE (5) COURSES: N89°59'29"W 147.86 FEET; THENCE N1°40'00"E 7.37 FEET; THENCE ALONG THE ARC OF A 374.50 FOOT RADIUS CURVE TO THE LEFT 28.19 FEET THROUGH A CENTRAL ANGLE OF 4°18'45" (CHORD: N0°29'23"W 28.18 FEET); THENCE S84°33'24"W 91.96 FEET; THENCE S66°52'30"W 120.89 FEET TO THE EASTERLY BOUNDARY OF SUNSET RIDGE PHASE "A", PLAT 6 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE ALONG SAID PLAT THE FOLLOWING FIVE (5) COURSES: N0°41'03"W 303.56 FEET; THENCE WEST 184.73 FEET; THENCE N1°40'00"E 162.71 FEET; THENCE N89°15'07"W 2.16 FEET; THENCE N1°40'00"E 435.26 FEET TO THE POINT OF BEGINNING.

BEING PARCEL IDENTIFICATION NO. 58-048-0109, 58-048-0108 AND 58-048-0102

BEING THE PROPOSED SUNSET RIDGE PHASE "A", PLAT 7.