

After Recording Return to:
Progressive Credit, LLC
1706 South 500 West, Ste. 200
Bountiful, Utah 84010

488469

**TRUST DEED
(Corporate)**

THIS TRUST DEED is made this **15th^{day}** of **December 2020** between

SCHNEITERS LAND HOLDINGS, LLC

as **TRUSTOR**

whose address is 5617 SOUTH 1475 EAST, OGDEN, UT. 84403

STEWART TITLE INSURANCE AGENCY OF UTAH, INC.

as **TRUSTEE,**

And

PROGRESSIVE CREDIT, LLC

as **BENEFICIARY.**

whose address is 1706 South 500 West, Ste. 200, Bountiful, Utah 84010

Trustor hereby **CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE,** the following described property situated in Davis County, Utah.

SEE EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF.

Tax ID: 12-037-0082, 12-037-0095 12-037-0083

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 **\$4,095,000.00** payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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 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.

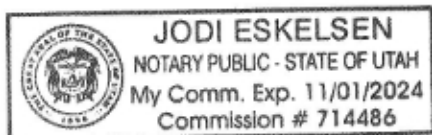
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

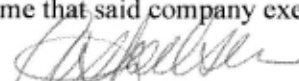
Attest:
SCHNEIDERS LAND HOLDINGS, LLC


Jed M. Nilson - Manager

STATE OF UTAH)
 SS:
COUNTY OF WEBER)

On the 15th day of December 2020 personally appeared before me JED M. NILSON, who being duly sworn, that he is the Manager of SCHNEIDERS LAND HOLDINGS, LLC, a limited liability company, and that said instrument was signed on behalf of said company by authority of its by-laws and said JED M. NILSON acknowledged to me that said company executed the same.




Notary Public
My commission Expires: 11/01/24
Residing at: Ogden

TRW

7941B

October 30, 2020

Nilson Purchase Description

A parcel of land, situate in the Northwest Quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Point, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the North line of said Section 7, said point being South 89°56'47" East 905.68 feet from the Northwest Corner of said Section 5 and running thence:

South 89°56'49" East 105.00 feet;

thence South 00°03'13" West 33.00 feet;

thence Southwesterly 23.56 feet along the arc of a 15.00 feet-foot radius non-tangent curve to the left (center bears South 00°03'13" West and the long chord bears South 45°03'13" West 21.21 feet with a central angle of 90°00'00");

thence South 00°03'13" West 25.09 feet;

thence Southerly 135.54 feet along the arc of a 250.00-foot radius tangent curve to the left (center bears South 89°56'47" East and the long chord bears South 15°28'42" East 133.89 feet with a central angle of 31°03'50");

thence Southerly 137.69 feet along the arc of a 256.00 feet radius curve to the right (center bears South 58°59'23" West and the long chord bears South 15°36'08" East 136.03 feet with a central angle of 30°48'57")

thence South 00°11'40" East 105.92 feet;

thence Southeasterly 23.48 feet along the arc of a 15.00 feet-foot radius tangent curve to the left (center bears North 89°51'32" East and the long chord bears South 45°02'43" East 21.16 feet with a central angle of 9°42'05");

thence South 89°53'45" East 226.28 feet;

thence North 00°06'12" East 174.90 feet;

thence South 89°56'29" East 107.97 feet;

thence South 89°56'47" East 156.00 feet;

thence South 00°03'13" West 410.13 feet;

thence North 89°53'46" West 329.30 feet;

thence South 00°11'40" East 1287.30 feet;

thence South 88°50'34" West 389.91 feet;

thence North 27°34'00" West 51.77 feet;

thence North 45°09'07" East 5.12 feet;

thence North 00°11'23" West 143.90 feet;
thence North 00°11'40" West 1491.24 feet;
thence South 89°56'44" East 72.60 feet;
thence North 00°03'13" East 300.00 feet to the Point of Beginning.

Contains: 820,142 square feet or 18.828 acres.