

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

**TRUST DEED
(Corporate)**

THIS TRUST DEED is made this **3rd** day of **May 2021** between

BLUFF VIEW COMMUNITY, LLC

as **TRUSTOR**

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

STEWART TITLE INSURANCE AGENCY OF UTAH, INC.
And

as **TRUSTEE,**

PROGRESSIVE CREDIT, LLC.

as **BENEFICIARY.**

whose address is 1706 South 500 West, Ste 200. Bountiful, Ut 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~~, and ~~12-037-0095~~ 12-037-0110

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 **\$456,250.00** 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:

BLUFF VIEW COMMUNITY, LLC

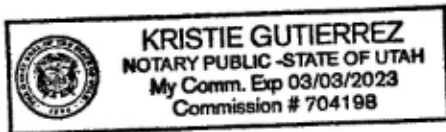

Jed M Nilson-Manager

STATE OF UTAH)

SS:

COUNTY OF WEBER)

On the 3rd day of May 2021, personally appeared before me JED M. NILSON, who being duly sworn, that he is the Manager of Bluff View Community, 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 Expire s: 03/03/2023
Residing at: Ogden

By: TRW

Date: June 7, 2021

Project: 7941B

Bluff View Estates Phase 2 Description

Beginning at a point on the North line of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point being South 89°56'47" East 905.68 feet along the section line (NAD83 Bearing being North 89°36'12" West between the North Quarter Corner and Northwest Corner of said Section 5 per the Davis County Township Reference Plat) from the Northwest Corner of said Section 5 and running thence:

South 89°56'47" East 105.00 feet along the section line;

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

thence Southwesterly 23.56 feet along the arc of a 15.00-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-foot 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 105.94 feet;

thence Southeasterly 23.48 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 89°48'20" East and the long chord bears South 45°02'43" East 21.16 feet with a central angle of 89°42'05");

thence South 89°53'41" East 226.28 feet;

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

thence South 89°56'47" East 263.97 feet;

thence South 00°03'13" West 410.14 feet;

thence North 89°53'45" West 329.30 feet;

thence South 89°48'17" West 235.00 feet;

thence North 00°11'40" West 5.88 feet;

thence South 89°48'20" West 175.01 feet to the East line of Country West Subdivision;

thence North 00°11'40" West 384.99 feet along said East line to and along a portion of the East line of Lake Park Condominiums;

thence South 89°56'47" East 72.60 feet;

thence North 00°03'13" East 300.00 feet to the Point of Beginning.

3389343
BK 7776 PG 795

Contains: 290,263 square feet or 6.664 acres, 35 units and 12 parcels.