

3142205  
BK 7195 PG 90  
WHEN RECORDED MAIL TO:  
GAYLEN HEATON TRUSTEE,  
4100 SOUTH ORCHARD DRIVE  
NORTH SALT LAKE, UT 84054  
16188

E 3142205 B 7195 P 90-91  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/7/2019 9:50:00 AM  
FEE \$12.00 Pgs: 2  
DEP eCASH REC'D FOR TITAN TITLE INSURANCE

**TRUST DEED**

THIS TRUST DEED is made this 5th of February, 2019, between **WITT LLC**, as TRUSTOR,  
**TITAN TITLE INSURANCE AGENCY** as Trustee, and  
**CARSON LLC**, as beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in DAVIS County, UT.  
01-047-0148  
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 used or enjoyed with said property, or any part thereof;

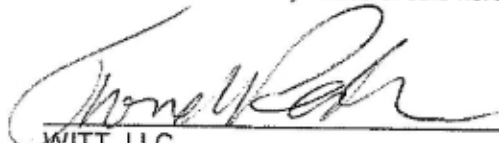
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissary note of even date herewith, in the principal sum of \$625,000, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by 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.


**COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named therein TITAN TITLE AGENCY hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof

  
\_\_\_\_\_  
WITT, LLC  
BY: TROND PEDERSEN  
MANAGING MEMBER

STATE OF UTAH                    )  
  :SS  
COUNTY OF DAVIS            )

On the 5th day of February, 2019, TROND PEDERSON, personally appeared before me who is being duly sworn, did say, that he is the MANAGING MEMBER of WITT, LLC, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said duly acknowledged to me that said corporation executed the same.

  
NATHAN EVAN BARNES  
NOTARY PUBLIC-STATE OF UTAH  
COMMISSION# 685745  
COMM. EXP. 11-11-2019

  
\_\_\_\_\_  
NOTARY PUBLIC

EXHIBIT "A"

File Number: 16188

Beginning on the West line of Orchard Drive at a point North 89°32' West 1280.3 feet along the Section line and North 43°18' East 107.0 feet and North 69°44' West 9.0 feet, more or less, from the South Quarter Corner of Section 1, Township 1 North, Range 1 West, Salt Lake Meridian, in the City of North Salt Lake, and running thence North 43°17' East 216.0 feet along said street; thence North 69°44' West 237.6 feet; more or less, to a point North 22°50' East of a point 1222.85 feet North 89°56' East of the Southwest corner of said Section; thence South 22°50' West 215.0 feet, more or less, to a point 115.0 feet North 22°50' East of the North line of center street; thence Southeasterly on a direct line with the point of beginning, one-half the distance thereto; thence Southeasterly to the West line of Orchard Drive at a point 5.0 feet South 43°17' West of the point of beginning; thence North 43°17' East 5.0 feet to the point of beginning.

Tax Id No. 01-047-0148