

WHEN RECORDED RETURN TO:

Name: DRP MANAGEMENT, INC.
Address: 2885 South Main Street
Salt Lake City, UT 84115

File No.: 47323 - *STC*

TRUST DEED

THIS TRUST DEED is made this 7th day of December, 2020 between EBK INVESTMENTS, LLC, a Utah limited liability company, as Trustor, whose address is 668 East 12225 South, Ste. 104, Draper, UT 84020 , Sutherland Title Company, as Trustee, and DRP MANAGEMENT, INC., as to an undivided 50% interest and A.W. HARDY FAMILY INVESTMENTS LTD, as to an undivided 50% interest, as Beneficiary.

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

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: vacant - land none assigned, Grantsville, UT 84029

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

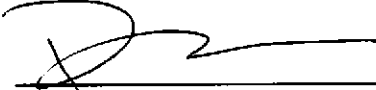
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$1,169,850.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by 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.

WITNESS, the hand of said grantor this 7th day of December, 2020.

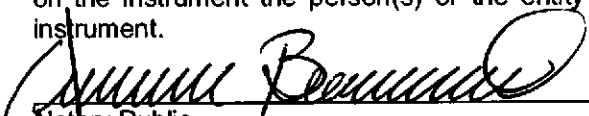
EBK INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY



DEREK K. ELLIS
Manager

State of Utah
County of Salt Lake

On this 7th day of December, 2020, personally appeared before me, the undersigned Notary Public, personally appeared DEREK K. ELLIS the Manager of EBK INVESTMENTS, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



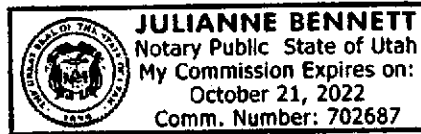
Notary Public
My commission expires: 10/21/22

EXHIBIT "A"
LEGAL DESCRIPTION

A Tract of Land, located in the NW1/4 and the NE1/4 and the SE1/4 of Section 22, and the SW1/4 of Section 23 of Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the North Quarter Corner and the Northwest Corner of said Section 23, Entire Tract Comprised of, all of Parcels identified by Tooele County Tax ID. Numbers 01-115-0-0003, 01-115-0-0019, 16-031-0-0002, 01-040-A-0019, 01-040-A-0020, and part of 01-115-0-0017 and 01-040-A-0010, being more particularly described as follows: Beginning at a point on the westerly right of way line of Old Lincoln Highway as established by previous subdivisions and surveys, being S89°48'41"W 2,644.79 feet along the section line to a found section corner and S89°48'32"W 146.00 feet along a section line from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running thence along said easterly right of way line S60°30'28"E 1,403.98 feet; thence continuing along said easterly right of way line S33°09'09"E 476.29 feet to the westerly deed line of a Warranty Deed as recorded at Entry No. 454397 in the Tooele County Recorder's Office; thence along said westerly deed line S00°44'24"E 238.71 feet; thence along the southerly line of said deed N89°54'46"E 152.68 feet to the westerly right of way line of said Old Lincoln Highway; thence along said westerly right of way line the following six (6) courses, (1) S33°09'09"E 273.60 feet; thence (2) S32°58'50"E 888.24 feet; thence (3) S33°10'04"E 920.24 feet; thence (4) S33°38'57"E 102.25 feet; thence (5) S33°27'52"E 438.32 feet; thence (6) S33°42'20"E 1,962.84 feet to the northeast corner of Silver Fox Estates Subdivision as recorded at Entry No. 244610 in the Tooele County Recorder's Office; thence along said Silver Fox Estates the following two (2) calls, (1) S88°46'46"W 909.31 feet; thence (2) S52°58'33"W 191.30 feet to the easterly right of way line of SR-138 as established by UDOT Project, F-86(12) Revised 5-12-04; thence along said easterly right of way line the following five (5) courses, (1) N37°01'30"W 2,141.51 feet; thence (2) N36°59'06"W 1,000.00 feet; thence (3) N37°06'50"W 1,048.53 feet; thence (4) N38°02'17"W 400.72 feet; thence (5) N38°58'49"W 529.85 feet to the westerly deed line of a Special Warranty Deed as recorded at Entry No. 525821 in the Tooele County Recorder's Office; thence along said deed line the following two (2) courses, (1) N00°43'59"W 1,218.99 feet; thence (2) N89°48'32"E 19.02 feet to the point of beginning.

Tax Parcel No.: 01-115-0-0003
Tax Parcel No.: 16-031-0-0002
Tax Parcel No.: 01-040-A-0020
Part of Tax Parcel No.: 01-115-0-0010

Tax Parcel No.: 01-115-0-0019
Tax Parcel No.: 01-040-A-0019
Part of Tax Parcel No.: 01-115-0-0017