



W3040821

WHEN RECORDED RETURN TO:
1123 West 2100 South
West Haven, UT 84401
File # 2002039

E# 3040821 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
12-Mar-20 0412 PM FEE \$40.00 DEP TN
REC FOR: 1ST LIBERTY TITLE LC
ELECTRONICALLY RECORDED

TRUST DEED

THIS TRUST DEED, dated 03/10/20, between Village 21 LLC, as Trustor(s), whose address is 9306 South 1300 West, West Jordan, UT 84088, 1ST Liberty Title, LC, as Trustee, and GREEN HOMES RENTALS, LLC as Beneficiary.

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

Part of the Northeast Quarter of section 25, township 6 North Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 481.80 feet North 0° and 355.74 feet North 86° West and South 3° West 266.00 feet from the Southeast corner of said Northeast quarter of Section 25, and running thence South 85°23' East 321 feet, more or less, along an existing chain link fence, to a point which is Tangent with the West line of 1100 West street extended to the South; thence South 4°20' East 266.00 feet; thence North 85°23' West 321 feet; thence South 4°20' West 266.00 feet to the point of beginning.

Together with a Non-Exclusive right of way for ingress and egress as disclosed in that certain corrective corporate Warranty Deed recorded on February 01, 2001 as Entry No. 1749792 in Book 2114 at Page 719 over a Parcel of Ground 15 feet in Width Parallel to and abutting with the East line of the real property described above.

Less and Excepting:

Beginning at a corner of the "SHADY BROOK OF WEST HAVEN PHASE 1 SUBDIVISION" in WEST HAVEN CITY, Weber County, Utah, which point is on the South Boundary of Wilson Lane (a 66 feet wide road) said point of beginning being North 1°28'17" East 465.866 feet along the section line to a point which is South 1°28'17" West 34.14 feet from an existing brass witness corner monument and North 84°52'22" West 54.69 feet along said South boundary of Wilson lane from the East quarter corner of section 25, Township 6 North, Range 2 West, Salt Lake Base & Meridian, and running thence South 4°17'56" West 269.12 feet along the boundary of said SHADY BROOK OF WEST HAVEN PHASE 1; thence South 85°07'21" East 20.26 feet along the North boundary line of Lot 1 of said Phase 1 to a point described as "TANGENT WITH THE WEST LINE OF 1200 WEST STREET EXTENDED"; thence North 1°52'22" West 5.95 feet along said South Line of Wilson lane to the point of beginning.

Tax I.D. # 15-066-0102

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 \$500,000.00, 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 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 the

