

34131

1990 DEC 19 AM 9:01

REGISTERED TITLE CO.
NOT. NO. 4013

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05-181-0008, 0009

Quit Claim Deed

Box Elder County

Parcel No. 15-8:3:STA2Q
Project No. I-15-8(68)380

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Bruce J. and Lola Hillman, husband and wife as Joint Tenants, Grantee, at 1098 South 1000 West, Tremonton, County of Box Elder, State of Utah, zip 84337, for the sum of Ten dollars (\$10) and other valuable consideration Dollars, the following described tract of land in Box Elder County, State of Utah, to-wit:

A tract of land situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, T. 11 N., R. 3 W., S.L.B.& M. The boundaries of said tract of land are described as follows:
Beginning in the westerly right of way line of an existing county road known as 6800 West Street (also known as Iowa String Road), at a point 464.34 ft. N. 0°56'17" W. along the east line of Section 9, T. 11 N., R. 3 W., S.L.B.& M., and 33.00 ft. S. 89°03'43" W. from the Southeast corner of said Section 9 as monumented by Box Elder County; thence S. 88°55'09" W. 326.61 ft.; thence N. 0°56'17" W. 220.00 ft. to the north line of said tract; thence N. 88°55'09" E. 187.67 ft. along said north line to the southwesterly right of way line of an existing frontage road; thence S. 57°01'23" E. 167.43 ft. along said southwesterly right of way line to said westerly right way line of 6800 West Street; thence S. 0°56'17" E. 126.23 ft. along said westerly right of way line to the point of beginning. 05-181-0008 & 05-181-0009
The above described tract of land contains 1.50 acres.
Together with and subject to any and all easements, restrictions, and rights of way appearing of record or enforceable in law and equity.
Junkyards, as defined in 23 USC, Section 136, shall not be established or maintained on this tract.

IN WITNESS WHEREOF, the said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 15th day of Nov., A.D., 1990, by its _____ Director.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss. By [Signature]
COUNTY OF SALT LAKE) Director

On the date first above written personally appeared before me, [Signature], who by me duly sworn did say that he is the _____ Director, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

My Commission expires: 9-10-91 [Signature]
Notary Public

NTB-4013
WHEN RECORDED MAIL TO:
UTAH DEPT. OF TRANSPORTATION
4501 SOUTH 2700 WEST
SALT LAKE CITY, UTAH 84119-5998

MARIE G. KORTH
BOX ELDER COUNTY RECORDER

34132 ✓

DEP OP FEE 9.00

1990 DEC 19 AM 9:02

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TRUST DEED

THIS TRUST DEED is made this 14TH day of DECEMBER 1990, between BRUCE J. HILLMAN AND LOLA HILLMAN, HUSBAND AND WIFE, as Trustor, whose address is 1098 SOUTH 1000 WEST, TREMONTON, UTAH 84337, NORTHERN TITLE COMPANY, as Trustee, and UTAH DEPARTMENT OF TRANSPORTATION, as Beneficiary.

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

"SEE ATTACHED PAGE FOR LEGAL DESCRIPTION."

BUYER TO MAKE PAYMENT OF PROPERTY TAXES DIRECTLY TO BOX ELDER COUNTY AND SUBMIT PROOF OF THAT PAYMENT TO UTAH DEPARTMENT OF TRANSPORTATION BY DECEMBER 31ST OF EACH YEAR.

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/Trust Deed note of even date herewith, in the principal sum of \$21,600.00 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 fee for any of the services performed by Trustee hereunder, including a reconveyance hereof.

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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.

Signature of Trustor

Bruce J. Hillman
BRUCE J. HILLMAN

Lola Hillman
LOLA HILLMAN

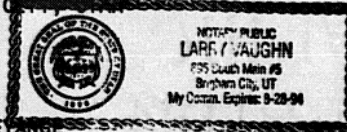
STATE OF UTAH }
County of BOX ELDER } ss:

On the 14TH day of DECEMBER 1990, personally appeared before me
BRUCE J. HILLMAN AND LOLA HILLMAN

the signer(s) of the above instrument, Who duly acknowledged to me that they executed the same.

Larry Vaughn
LARRY VAUGHN Notary Public

Expires: AUGUST 28, 1994 Residing: BRIGHAM CITY



REQUEST FOR FULL RECONVEYANCE

(To be used only when indebtedness secured hereby has been paid in full)

TO: TRUSTEE;

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Trust Deed, Said note, together with all other indebtedness secured by said Trust Deed has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Trust Deed, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Trust Deed delivered to you herewith, together with said Trust Deed, and to reconvey, without warranty, to the parties designated by the terms of said Trust Deed, all the estate now held by you thereunder.

Dated _____, 19__.

Mail reconveyance to _____

The land referred to is in the State of Utah, County of BOX ELDER and is described as follows:

A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY RIGHT OF WAY LINE OF AN EXISTING COUNTY ROAD KNOWN AS 6800 WEST STREET (ALSO KNOWN AS IOWA STRING ROAD), AT A POINT 464.34 FEET NORTH 0 DEGREES 56'17" WEST ALONG THE EAST LINE OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AND 33.00 FEET SOUTH 89 DEGREES 03'43" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 9 AS MONUMENTED BY BOX ELDER COUNTY; THENCE SOUTH 88 DEGREES 55'09" WEST 326.61 FEET; THENCE NORTH 0 DEGREES 56'17" WEST 220.00 FEET TO THE NORTH LINE OF SAID TRACT; THENCE NORTH 88 DEGREES 55'09" EAST 187.67 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF AN EXISTING FRONTAGE ROAD; THENCE SOUTH 57 DEGREES 01'23" EAST 167.43 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO SAID WESTERLY RIGHT OF WAY LINE OF 6800 WEST STREET; THENCE SOUTH 0 DEGREES 56'17" EAST 126.23 FEET, MORE OR LESS, ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
05-181-0008 & 05-181-0009

Address: 1098 SOUTH 1000 WEST, TREMONTON, UTAH 84337