

WHEN RECORDED, MAIL TO:

2411770  
BK 4680 PG 1540

12/2

Sunrise Oaks Capital Fund, LLC  
880 South Main Street  
Bountiful, Utah 84010

E 2411770 B 4680 P 1540-1541  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/22/2008 03:04 PM  
FEE \$12.00 Pgs: 2  
DEP RT REC'D FOR ROBERT HUGHES

### TRUST DEED

THIS TRUST DEED is made this 19th day of December, 2008, between **DSN PROPERTIES, LLC**, a Utah limited liability company, as Trustors, whose address is 1399 North Fairway Lane, Farmington, Davis County, State of Utah, **ROBERT W. HUGHES**, as Trustee\*, and **SUNRISE OAKS CAPITAL FUND, LLC**, as Beneficiary.

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

Lot 2, APPLE PLAZA SUBDIVISION, according to the official plat thereof on file and of record in the office of the Davis County Recorder. Tax ID No.: 06-311-0002.

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;

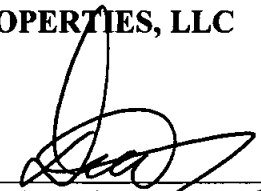
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$600,000.00**, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced 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.

**DSN PROPERTIES, LLC**

By:

  
Dell S. Nichols, Member

STATE OF UTAH            )  
                                          )ss.  
COUNTY OF SALT LAKE )

On the 19th day of December, 2008, personally appeared before me **DELL S. NICHOLS** who duly acknowledged to me that he is a Member of the **DSN PROPERTIES, LLC** and he stated he is authorized to sign the foregoing instrument on behalf of the **DSN PROPERTIES, LLC** and does so with authorization and approval of the members of said limited liability company

My Commission Expires:

  
\_\_\_\_\_  
Notary Public  
Residing at: Salt Lake County, State of Utah

