

EXHIBIT B

When Recorded Mail To:

ENT 132261:2020 PG 1 of 5  
Jeffery Smith  
Utah County Recorder  
2020 Aug 31 04:50 PM FEE 40.00 BY MA  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

JDH Development, LLC  
1850 North 1450 West  
Lehi, UT 84043

131110-MAF  
29:030:0133  
29:030:0059  
29:029:0058

[PARCEL IDs: 29:030:0133, 29:030:0059 and 29:029:0058]

TRUST DEED

THIS TRUST DEED is made this 6 day of July, 2020 between JDH Development, LLC, a Utah limited liability company, as Trustor, whose address is 1850 North 1450 West, Lehi, State of Utah, 84043, First American Title Insurance Company, Inc. as Trustee and JL's Genola Farms, LLC, a Utah limited liability company, as Beneficiary.

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

See Exhibit "A" Attached Hereto And By Reference Made A Part Hereof

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, on any part thereof;

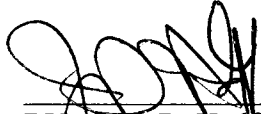
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$1,272,900.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by 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.

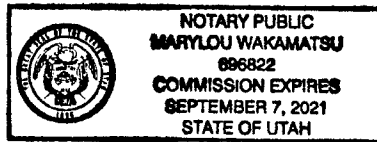
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

JDH Development, LLC, a Utah limited liability company

  
BY: John D. Hadfield  
ITS: Manager

State of Utah )  
 )ss.  
County of Utah )

On the 6<sup>th</sup> day of July, 2020, personally appeared before me John D. Hadfield, who being by me duly sworn, did say, that he is the Manager of JDH Development, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said John D. Hadfield acknowledged to me that said Limited Liability Company executed the same.



  
NOTARY PUBLIC

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 the 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.

Date: \_\_\_\_\_, \_\_\_\_.

BY: \_\_\_\_\_

Mail Reconveyance to \_\_\_\_\_

Utah County Parcel Nos: 29:030:0133, 29:030:0059 and 29:029:0058

Contains approx. 64.94 acres

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

**PARCEL 1:**

Commencing South 00°15'21" East 1322.91 feet along quarter section line from the North quarter corner of Section 28, Township 9 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 00°15'21" East 1322.83 feet; thence North 89°07'38" East 495.94 feet; thence North 00°55'53" West 426.28 feet; thence North 89°06'15" East 546.47 feet; thence South 00°19'02" East 2.67 feet along East line of Horsing Around Subdivision; thence North 88°34'60" East 108.02 feet along a fence line; thence South 63°49'49" East 3.28 feet; thence North 00°21'28" West 868 feet; thence North 89°07'38" East 170.38 feet; thence North 00°13'58" West 33.11 feet; thence South 89°03'11" West 1317.2 feet to the point of beginning.

**PARCEL 2:**

Commencing North 23.7 feet and West 23.05 feet from the East quarter corner of Section 28, Township 9 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°08'36" West 849.55 feet; thence North 00°21'10" West 508.78 feet; thence South 89°07'38" West 440 feet; thence North 00°21'10" West 756.41 feet; thence South 89°07'20" West 1.5 feet; thence North 00°13'58" West 35.08 feet; thence North 89°03'14" East 1292.87 feet; thence South 00°16'13" East 1302.18 feet to the point of beginning.

**PARCEL 3:**

Commencing North 1125.14 feet from the West quarter corner of Section 27, Township 9 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 194.86 feet; thence East 660 feet; thence South 186.98 feet; thence South 89°18'56" West 660.05 feet to the point of beginning.

Tax Id No.: 29-030-0133, 29-030-0059 and 29-029-0058