

DEED OF TRUST

PTE- 38299-P

Tax Serial No. 24:048:0036

THIS DEED OF TRUST is made this **18th day of January, 2022**, between **FTJ Development, LLC**, as Trustor / Borrower, whose address is PO Box 970271 Orem, UT 84097, **Pro-Title and Escrow, Inc.** as Trustee, and, **Okoa Capital LLC** as Beneficiary /Lender.

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

See Attached Exhibit "A"

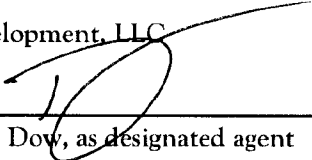
Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$1,400,000.00**, 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.

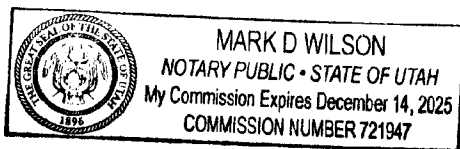
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

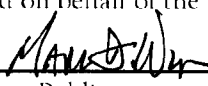
FTJ Development, LLC


By: **Tyler Dow**, as designated agent

STATE OF UTAH)
) §.
County of Utah)

On this **18th** Day of **January, 2022**, before me, the undersigned Notary Public, personally appeared **Tyler Dow**, known to me to be the member(s) or designated agent(s) of the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.




Notary Public

Pro-Title & Escrow, Inc.
File No. 38299.P

EXHIBIT "A"

Commencing North 1611.91 feet and East 508.18 feet from the West Quarter Corner of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South $89^{\circ} 30' 00''$ East 521.4 feet; thence South $00^{\circ} 35' 00''$ West 418.75 feet; thence along a curve to the right (chord bears: South $31^{\circ} 02' 40''$ West 324.56 feet, radius = 431.43 feet) arc length = 332.74 feet; thence South $53^{\circ} 08' 22''$ West 344.95 feet; thence along a curve to the right (chord bears: South $57^{\circ} 35' 42''$ West 82.32 feet, radius = 529.85 feet) arc length = 82.41 feet; thence North 948.68 feet to the place of beginning.

