

CTIA #160932-WHB

Ent 522828 Bk 1418 Pg 245 - 247
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 Aug 01 01:01PM Fee: \$40.00 TC
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:

Cache Private Capital Diversified Fund
2600 Executive Pkwy, Suite 120
Lehi, UT 84043

TRUST DEED

THIS TRUST DEED, dated July 28th, 2022, between **Richard Bessey**, as Trustor(s), whose address is PO Box 554, Centerville, UT 84014,, **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and **Cache Private Capital Diversified Fund, LLC**, a Nevada limited liability company of 2600 Executive Pkwy, Suite 120, Lehi, UT, as BENEFICIARY;

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in ~~Wasatch~~ Wasatch County, State of Utah:
See Attached Exhibit "A"

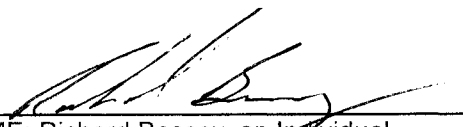
TAX ID NO.: ~~00-00207784~~ (for reference purposes only)
00-0021-0210

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

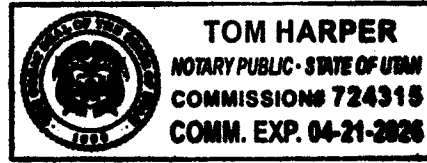
FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of Ten Million Dollars and No/100 (**\$10,000,000.00**), made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein 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.

BY: 
NAME: Richard Bessey, an Individual

STATE OF Utah
COUNTY OF Davis



On this 28th day of July, 2022, before me, personally appeared Richard Bessey, who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and duly acknowledged before me that he executed the same.



Notary Public

**EXHIBIT A
LEGAL DESCRIPTION**

PART OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST (SAID NORTHEAST CORNER OF SECTION 1 BEING N89°31'27"E 16027.88 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE S01°18'39"E 2563.63 FEET; THENCE N62°48'28"W 354.89 FEET; THENCE N72°16'42"W 552.74 FEET; THENCE S64°46'26"W 220.52 FEET; THENCE S38°18'23"W 494.94 FEET; THENCE S67°20'38"W 1125.22 FEET; THENCE N90°00'00"W 227.79 FEET; THENCE N37°42'12"W 163.59 FEET; THENCE N01°06'44"E 404.26 FEET; THENCE N16°50'21"W 394.58 FEET; THENCE N52°14'52"W 346.35 FEET; THENCE N01°09'16"E 1673.29 FEET; THENCE N00°38'10"E 60.11 FEET; THENCE N05°05'03"E 269.83 FEET; THENCE N89°33'35"E 310.29 FEET; THENCE N89°33'13"E 2667.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SECTION LINE N 89°33'13" E 591.19 FEET, THENCE S 01°05'57" W 251.99 FEET, THENCE S 55°40'51" W 309.87 FEET, THENCE S 64°42'53" W 61.04 FEET, THENCE S 62°36'38" W 165.23 FEET, THENCE S 34°36'00" W 301.34 FEET TO A POINT ON A NONTANGENT 180.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG ARC OF SAID CURVE 88.12 FEET THROUGH A DELTA OF 28°03'03" (CHORD BEARS S 57°29'12" E 87.25 FEET), THENCE S 27°43'44" W 188.30 FEET, THENCE N 53°22'20" W 357.75 FEET, THENCE N 01°06'03" E 501.38 FEET, THENCE N 05°04'14" E 269.70 FEET TO THE SECTION LINE, THENCE ALONG SECTION LINE N 89°33'35" E 310.30 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT THAT IS S 89°33'13" W 1,116.44 FEET ALONG THE SECTION LINE AND SOUTH 2,279.92 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 66°21'19" W 260.00 FEET, THENCE S 64°14'46" W 188.62 FEET, THENCE S 64°14'46" W 239.85 FEET, THENCE S 64°14'46" W 242.17 FEET, THENCE N 76°48'44" W 315.90 FEET, THENCE N 09°08'00" W 511.56 FEET, THENCE N 64°23'57" E 460.06 FEET TO A NON-TANGENT 500.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG ARC OF SAID CURVE 132.69 FEET THROUGH A DELTA OF 15°12'19" (CHORD BEARS S 04°45'39" E 132.30 FEET), THENCE S 02°50'31" W 18.16 FEET TO A 110.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG ARC OF SAID CURVE 220.20 FEET THROUGH A DELTA OF 11°41'39" (CHORD BEARS S 54°30'19" E 185.23 FEET), THENCE N 68°08'51" E 59.44 FEET TO A POINT ON A 440.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG ARC OF SAID CURVE 328.98 FEET THROUGH A DELTA OF 42°50'23" (CHORD BEARS N 46°43'39" E 321.37 FEET) TO A POINT ON A 500.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THENCE ALONG ARC OF SAID CURVE 88.30 FEET THROUGH A DELTA OF 10°07'05" (CHORD BEARS N 30°22'01" E 88.18 FEET, THENCE S 36°04'25" E 545.90 FEET TO THE POINT OF BEGINNING.