

WHEN RECORDED, MAIL TO:
Steeple Investments Trust
743 W. 580 S., Mapleton UT 84664

ENT 175673:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Nov 05 12:56 PM FEE 40.00 BY DA
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

GT File No. **SL33314C**
Tax Parcel No.: **23-033-0088**

DEED OF TRUST

THIS DEED OF TRUST, made effective as of November 2, 2020, is between **Utah Land Solutions, LLC**, a Utah limited liability company whose mailing address is 645 W. 2100 N., Lehi, UT 84043, as "Trustor," Griffiths & Turner / GT Title Services, Inc., a Utah title insurance agency whose mailing address is 5295 So. Commerce Dr., Suite 150, Salt Lake City, Utah 84107, as "Trustee," and **Richard S. Graham, Investment Trustee of Steeple Investments Trust, 3/25/2014**, whose mailing address is 743 W. 580 S., Mapleton UT 84664, as "Beneficiary."

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the certain real property situated in **UTAH** County, State of Utah, commonly known as **680 W. CENTER STREET, SPRINGVILLE, UT 84663**, and further described as follows (the "Property"):

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 belonging, now or hereafter used or enjoyed with the Property, or any part thereof, ts, 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 **\$86,700.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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/hazard 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.

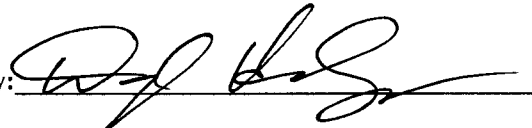
Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to Trustor at the address hereinbefore set forth.

This Deed of Trust shall be construed according to the laws of the State of Utah.

The undersigned person executing this instrument on behalf of Trustor represents and certifies that he/she has been fully authorized and empowered, by proper action of the governing body of Grantor, to execute and deliver this instrument; that Trustor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done. Each person signing this Deed of Trust on behalf of an entity or as a trustee of a trust represents and warrants that he or she has full power, authority and capacity to execute and deliver this instrument on behalf of such entity or trust and each such person represents and warrants this instrument has been duly authorized, executed and delivered by Trustor and constitutes the legal, valid and binding obligation of Trustor enforceable against Trustor in accordance with the terms hereof.

IN WITNESS WHEREOF, TRUSTOR HAS EXECUTED THIS INSTRUMENT.

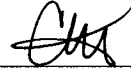
Utah Land Solutions, LLC

By: 

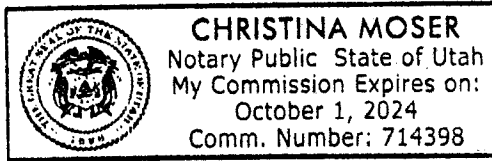
Daryl Hodgson, Manager

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

On this 2 day of **November, 2020**, personally appeared before me **Daryl Hodgson**, who stated that he/she is the **Manager of Utah Land Solutions, LLC**, the named Trustor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



NOTARY PUBLIC



ORDER NUMBER: SL33314C

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°06'19" WEST A DISTANCE OF 90.03 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 32 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CENTER STREET; THENCE LEAVING SAID SECTION LINE TO AND ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°32'07" WEST A DISTANCE OF 1,342.45 FEET FROM SAID EAST SECTION CORNER; CONTINUING THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°32'07" WEST A DISTANCE OF 281.54 FEET TO A POINT EAST OF AN ESTABLISHED FENCE LINE' THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG THE EAST SIDE OF SAID FENCE NORTH 00°44'58" EAST 664.55 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE GRASSLANDS SUBDIVISION RECORDED AS ENTRY NO. 114878-2009, MAP NO. 13142 WITH THE UTAH COUNTY RECORDER'S OFFICE; THENCE TO AND ALONG SAID SOUTH BOUNDARY LINE WHICH IS ALSO THE BOUNDARY LINE AGREED UPON AND RECORDED AS ENTRY NO. 66368-2009 THE FOLLOWING 2 COURSES: (1) SOUTH 74°51'45" EAST A DISTANCE OF 16.19 FEET; (2) NORTH 89°49'37" EAST A DISTANCE OF 265.89 FEET TO THE NORTHWEST CORNER OF PARCEL 23:003:0080 RECORDED AS ENTRY NO. 91446-2007 WITH THE UTAH COUNTY RECORDER'S OFFICE; THENCE TO AND ALONG THE WEST BOUNDARY OF SAID PARCEL 23:033:0080 SOUTH 00°44'58" WEST A DISTANCE OF 663.41 FEET TO A POINT ON THE SAID NORTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE BOUNDS OF CENTER STREET.

(For Reference Purposes Only Tax ID No.: 23-033-0088)