

WHEN RECORDED, MAIL TO:
Forward Holdings, L.P.
320 East 1650 North
Lehi, UT 84043

ENT 102101:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jun 02 04:09 PM FEE 40.00 BY JR
RECORDED FOR Backman NTP
ELECTRONICALLY RECORDED

TRUST DEED

Order No. 7-047925

THIS TRUST DEED is made this 2nd day of June, 2021, between **Forward Development Group, LLC** and **DME Enterprises, LLC**, Trustors, whose address is **Vacant Land, Saratoga Springs, UT 84045**, and **BACKMAN TITLE SERVICES LTD**, as Trustee, and **Forward Holdings, L.P.**, as Beneficiary.

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

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: **59-010-0007**

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;

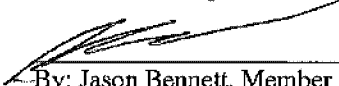
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$600,000.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary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

DUE ON SALE: If all or any part of the real property secured by this Trust Deed, or any interest in the real property secured by this Trust Deed, is sold or transferred without Lender's prior written consent, Lender may require immediate payment in full of all sums secured hereby.

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.

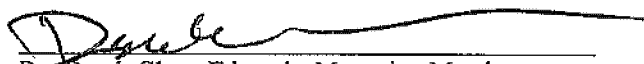
Forward Development Group, LLC


By: Jason Bennett, Member

ACCOMMODATION: Backman Title Services makes no representation as to the condition of title and assumes no responsibility for validity, sufficiency or effect of this document on property.


By: Daniel Forward, Member

DME Enterprises, LLC


By: Derek Glenn Edwards, Managing Member

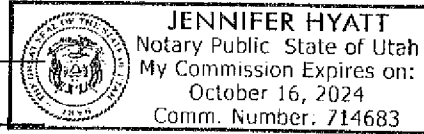
STATE OF Utah)
)
County of Salt Lake) to wit:

The foregoing instrument was acknowledged before me this 2nd day of June, 2021
By Jason Bennett and Daniel Forward
the Members of Forward Development Group, LLC

NOTARY PUBLIC

Commission Expires: 10/16-24

Residing at: Lehi



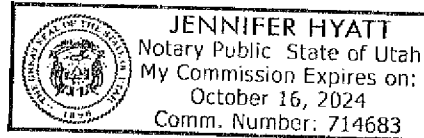
STATE OF Utah)
)
County of Salt Lake) to wit:

The foregoing instrument was acknowledged before me this 2nd day of June, 2021
By Derek Glenn Edwards
the Managing Member of DME Enterprises, LLC

NOTARY PUBLIC

Commission Expires: 10/16-24

Residing at: Lehi



LEGAL DESCRIPTION

Order No. **7-047925**

Surface rights only in and to the following:

Commencing 4455 feet North from the Southwest corner of Section 10, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 825 feet to the Northwest corner of said Section 10; thence East 2640 feet; thence South 1155 feet to property deeded to WIK, L.C. by Warranty Deed recorded December 15, 1998 as Entry No. 130613 in Book 4900 at Page 620; thence West 2640 feet; thence North 330 feet to the point of beginning.

Parcel No.: **59-010-0007**