

WHEN RECORDED, MAIL TO:
Mitchell Dean Mccuiston
223 West 520 North
Orem, UT 84057

ENT 104358:2022 PG 1 of 1
Andrea Allen
Utah County Recorder
2022 Sep 26 04:50 PM FEE 40.00 BY MC
RECORDED FOR Provo Abstract Company, Inc
ELECTRONICALLY RECORDED

TRUST DEED

This TRUST DEED is made this **20 day of September, 2022**, between

RYAN D. STEEL and KARA M. STEEL, as Trustor,
whose address 1035 EAST 1300 SOUTH, PROVO, UT 84606

Provo Abstract Company, Inc. as Trustee, and
MITCHELL DEAN MCCUITION, as Beneficiary.

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


All of Lot 17, Plat "A", IRONTON RAIL TOWNHOMES SUBDIVISION, Provo, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

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;

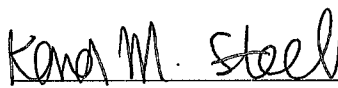
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$30,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced 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 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.



RYAN D. STEEL



KARA M. STEEL

STATE OF UTAH)
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COUNTY OF UTAH)

On the 26th day of September, 2022, personally appeared before me, **RYAN D. STEEL and KARA M. STEEL**, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Notary Public

My Commission Expires: 08/25/2024
Residing at: Provo, UT

Provo Abstract Company, Inc. has prepared this document as a courtesy only. The company disclaims any responsibility to and liability for the effects of, or any inaccuracies found, herein and thereafter.

