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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
JEROME  
4685 S HIGHLAND DR #175  
SLC, UT 84117  
BY: MSA, DEPUTY - MA 4 P.

When Recorded Mail to:  
Jeffrey B. Brown, Esq.  
4685 South Highland Drive, Suite 175  
Salt Lake City, Utah 84117

**TRUST DEED**  
(Short Form)

**THIS TRUST DEED** is made on the 16 day of March, 2017, among Ross J. Bevan and Donna J. Bevan, individually and as Trustees of **THE ROSS JUNIOR AND DONNA JEAN METTERS BEVAN FAMILY TRUST**, dated November 17, 2008, of 4095 S 1135 E, Salt Lake City UT 84124, **Trustors**, Jeffrey B. Brown, Esq., 4685 South Highland Drive, Suite 175, Salt Lake City, Utah 84117 as Trustee, and **RDBE902, LTD.**, a Utah limited partnership, of 4095 S 1135 E, Salt Lake City UT 84124, as Beneficiary.

Trustors hereby **CONVEY AND WARRANT TO TRUSTEE IN TRUST, WITH POWER OF SALE**, the following described property situated in Salt Lake County, State of Utah:

See Exhibit A attached

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 \$250,000.00, 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.

Trustors agree 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 collections (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 Trustors request that a copy of any notice of default and of any notice of sale hereunder be mailed to them at the address hereinbefore set forth.

(Signatures and notarization appears on the next page)

Ross J. Bevan  
Trustor— Ross J. Bevan, individually and as  
Trustee of THE ROSS JUNIOR AND DONNA  
JEAN METTERS BEVAN FAMILY TRUST

Donna J. Bevan  
Trustor— Donna J. Bevan, individually and as  
Trustee of THE ROSS JUNIOR AND DONNA  
JEAN METTERS BEVAN FAMILY TRUST

STATE OF UTAH            )  
  :SS.  
COUNTY OF Salt Lake    )

On the 16 day of March, 2017, personally appeared before me Ross J. Bevan and Donna J. Bevan, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same individually and as Trustees of THE ROSS JUNIOR AND DONNA JEAN METTERS BEVAN FAMILY TRUST.



[Signature]  
NOTARY PUBLIC

## **EXHIBIT A**

The North 65.7 feet of Lot 22, MOUNTAIN VIEW ADDITION NO. 2, Salt Lake County, Utah. Subject to all easements, rights of way, and restrictions of record. Together with the tenements, hereditaments and appurtenances thereunto belonging. 16-32-458-001.