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ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
BRADLEY C JOHNSON
775 W CLOVER BLOSSOM CIR
MURRAY UT 84123-4505
BY: MZA, DEPUTY - WI 2 P.

When Recorded Mail To:
Bradley C. Johnson
775 Clover Blossom Circle
Murray, Utah 84123

TRUST DEED
With Assignment of Rents

THIS TRUST DEED, made this 19th day of February, 2018 between Timothy J. Van Cott and Kira R. Scott, as Trustor, Bradley C. Johnson as Trustee, and Bradley C. Johnson and Michelle A. Johnson, as Beneficiary.

WITNESSETH: The Trustor Conveys and Releases to Trustee in trust with power of sale, the following described property, situated in Salt Lake County, State of Utah:

Lot 329, Riverview East No. 3 Subdivision, according to the official plate thereof, on file and of record in the office of the Salt Lake County Recorder.

Tax I.D.: 21-14-403-007

Together with all building, 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 said property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits;

FOR THE PURPOSE OF SECURING (1) payment of the indebtedness evidenced by a promissory notes of even date herewith, in the principal sum of \$205,000.00, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Trust Deed; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

TO PROTECT THE SECURITY OF THIS TRUST DEED, TRUSTOR AGREES:

1. To keep said property in good condition and repair, not remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner

WITNESS the hand of said grantors this 19 day of Feb, 2018.

Tim J Van Cott
TIMOTHY J. VAN COTT

Kira Scott
KIRA R. SCOTT

STATE OF UTAH)
COUNTY OF Salt Lake)
:ss)

On the 19 day of Feb, 2018 personally appeared Timothy Van Cott & Kira Scott, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in their authorized capacities, and that by their signatures on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

Kurt Brey
NOTARY SIGNATURE

