

WHEN RECORDED MAIL TO:  
Tyson Adair,  
4159 West Benarmine Circle  
South Jordan, UT 84009

12897177  
12/4/2018 1:11:00 PM \$10.00  
Book - 10735 Pg - 7126  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
RICHLAND TITLE INS AGENCY INC  
BY: eCASH, DEPUTY - EF 1 P.

# TRUST DEED

THIS TRUST DEED is made this 4<sup>th</sup> day of **December 2018**, between **Brian Adair**, as **Trustor**

Richland Title Insurance Agency, Inc. , as Trustee,

And **Tyson Adair**, as **Beneficiary**

Trustor hereby COVENANTS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Salt Lake County, Utah:

**All of Lot 1, TIME SQUARE SUBDIVISION, according to the official plat thereof on tile and of record in the Salt Lake County Recorder's Office.**  
Parcel No. **27-24-351-009**  
Also known as: 14963 South 2200 West, Bluffdale, Utah 84065

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 amount of \$125,000.00, 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.

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.

  
**Brian Adair**

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

On the 4<sup>th</sup> day of December 2018, personally appeared before me **Brian Adair** the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public

