

WHEN RECORDED, MAIL TO:
M.S.C., Inc.

20 West Century Parkway

Salt Lake City, UT 84115

12976073
04/26/2019 03:38 PM \$13.00
Book - 10774 Pg - 3285-3286
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MSC INC
20 WEST CENTURY PKWY
SLC UT 84115
BY: EAP, DEPUTY - WI 2 P.

Modified Trust Deed

THIS TRUST DEED is made this 8th day of April, 2019,

between Cynthia Hinds also known as Cynthia Dawn Hinds, as Trustor,

whose address is 3654 S 4000 W West Valley, Utah
(Street and Number) (City) (State)

Carl E. Kingston, as Trustee,* and

M.S.C., Inc., as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER

OF SALE, the following described property situated in Salt Lake County, Utah

SEE EXHIBIT "A"
PARCEL 1: 15-31-276-010-0000 & PARCEL 2: 15-31-276-020-0000

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 \$ 95,010.94, 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 for 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.

STATE OF UTAH
COUNTY OF Salt Lake
Notary Public - State of Utah
MICHAEL KINGSTON
Comm. #704579
My Commission Expires
February 11, 2023

BY: Cynthia Dawn Hinds
Cynthia Dawn Hinds

On the 25th day of April

, 2019, personally appeared before me

, the signer of the above instrument,

who duly acknowledged to me that she executed the same.

Michael Kingston
Notary Public

My Commission Expires:

Residing at: Salt Lake County

Exhibit "A"

Parcel 1: 15-31-276-010-0000

Beginning south 0° 05' West 1320 feet from Northeast corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 250 feet; thence South 66 feet; thence East 250 feet; thence North 66 feet to the point of the beginning.

LESS AND EXCEPTING any portion lying within 4000 West Street.

Parcel 2: 15-31-276-020-0000

Beginning South 0° 05' West 1320 feet and West 250 feet from the Northeast corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 172.09 feet; thence South 66.0 feet; thence East 172.09 feet; thence North 66.0 feet to the point of beginning.