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1/10/2020 2:51:00 PM \$40.00
Book - 10883 Pg - 7081-7083
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO:
Susan L. Robinson, Trustee of the Susan L.
Robinson Living Trust
6242 S 1250 E
Murray, UT 84121

File No.: 121411-WHP

TRUST DEED

THIS TRUST DEED, dated January 10, 2020, between **Wrenlee Properties, LLC**, a Utah limited liability company, as Trustor, whose address is 2299 South Highland Drive, Suite 200, Salt Lake City, UT 84106 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and **Susan L. Robinson, Trustee of the Susan L. Robinson Living Trust dated January 2, 1991, as Amended and Restated December 18, 2015 of Salt Lake County, State of Utah**, as BENEFICIARY;

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 15-12-452-021 (for reference purposes only)

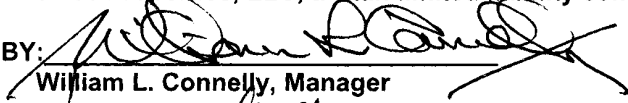
TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

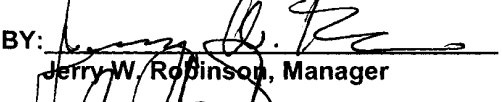
FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$190,000.00 (One Hundred Ninety Thousand And No/100)**, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

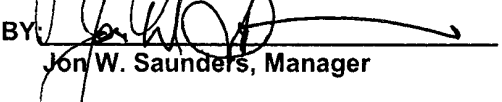
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including 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.

Wrenlee Properties, LLC, a Utah limited liability company

BY: 
William L. Connelly, Manager

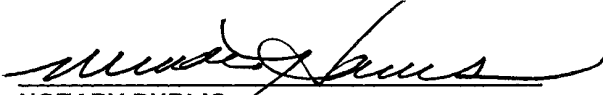
BY: 
Jerry W. Robinson, Manager

BY: 
Jon W. Saunders, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 10th day of January, 2020, personally appeared before me William L. Connelly, Jerry W. Robinson and Jon W. Saunders, who acknowledged themselves to be the Managers of Wrenlee Properties, LLC, a Utah limited liability company, and that they, as such Managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


NOTARY PUBLIC

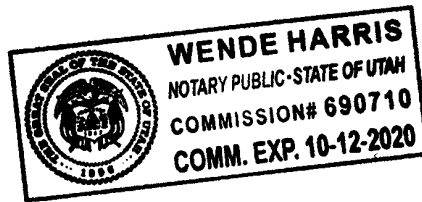


EXHIBIT A

Lots 43, 44 and 45, Block 4, DAVIS, SHARP & STRINGER'S SUBDIVISION, according to the plat thereof as recorded in the office of the Salt Lake County Recorder in Book "B" at Page 110.

ALSO:

Beginning at the Southeast corner of Lot 45, Davis, Sharp & Stringer's Subdivision and running thence West 75 feet; thence South 8 feet; thence East 75 feet; thence North 8 feet to the point of beginning.