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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MERCER MANAGEMENT INCORPORATED
5820 E MERCER WAY
MERCER ISLAND WA 98040
BY: TSP, DEPUTY - WI 3 P.

WHEN RECORDED MAIL TO:
Mercer Management Incorporated
5820 East Mercer Way
Mercer Island, WA 98040

File No.: 102793-LKP

TRUST DEED

THIS TRUST DEED, dated **January 1, 2020**, between **Paul F. Proctor**, as Trustor(s), whose address is 2188 South 1800 East, Salt Lake City, UT 84106 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Mercer Management Incorporated of 5820 East Mercer Way, Mercer Island, WA 98040 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.: 16-33-181-001 (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 **\$129,367.06**, 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.



Paul F. Proctor

STATE OF Utah

COUNTY OF Washington

February 7, 2020 ^{JNA}

The foregoing instrument was acknowledged before me this ~~January 1, 2020~~, by Paul F. Proctor.



Notary Public

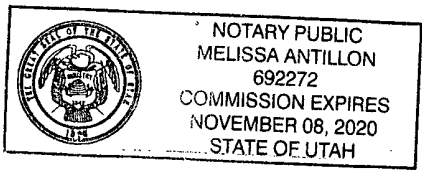


EXHIBIT A

Lot 1, FOREST HILLS SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, State of Utah.

LESS AND EXCEPTING THEREFROM the following described thereof:

A parcel of land in fee for the widening and reconstruction of Highland Drive, a Salt Lake County Project, being part of an entire tract of property, situate in Lot 1, Forest Hills Subdivision, located in the Southeast quarter of the Northwest quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows:

Beginning at the Northwesterly corner of said Lot 1 and running thence North 58°10'00" East 25.05 feet along the Northwesterly lot line of said Lot 1; thence South 16°00'00" West 32.09 feet to a point 36.91 feet perpendicularly distant Easterly from the centerline of said project; thence South 24°48'01" East 167.32 feet along a line parallel to said centerline to the Southeasterly lot line of said Lot 1; thence South 58°14'53" West 3.92 feet along said lot line to the Southwesterly corner of said Lot 1; thence North 24°48'01" West 189.02 feet along the Southwesterly lot line of said Lot 1 to the point of beginning.