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RASHELLE HOBBS
Recorder, Salt Lake County, UT
BENCHMARK TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Laurie Roberts
165 West Albion Village Way Apt 206
Sandy, Utah 84070

A.P.N.: 16-08-251-057

TRUST DEED

THIS TRUST DEED is made as of the 1st day of June, 2019, between CAMARLOT INVESTMENTS, LLC as Trustor, whose address is 1495 Lake Front Drive, Park City, Utah 84098, BENCHMARK TITLE INSURANCE AGENCY whose address is 4516 South 700 East, Suite 260, Salt Lake City, Utah 84107, as Trustee, and LAURIE ROBERTS, whose address is 165 West Albion Village Way, Sandy, Utah 84070 as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the property located at 1022 East 800 South, Salt Lake City, Salt Lake County, Utah, as is more particularly described on the attached Exhibit "A."

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;

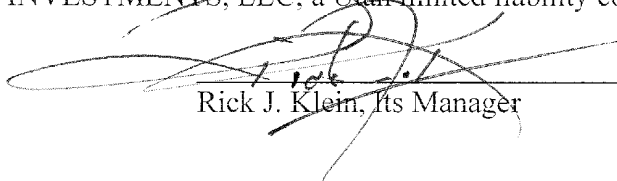
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of ONE HUNDRED AND FORTY THOUSAND DOLLARS (\$140,000.00), payable to the order of Beneficiary at the times, in the manner, and with interest as therein set forth, and payment 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 related to water and utilities in regards to said property, not to commit waste, to maintain adequate casualty 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.

Any procedures or remedies provided herein shall be modified by and replaced with, where inconsistent with or required by, any procedures or requirements of the laws of State of Arizona. In addition, should this document be or become ineffective as a deed of trust, then this document shall be construed and enforced as a realty mortgage with Trustor being the mortgagor and Beneficiary being the mortgagee.

CAMARLOT INVESTMENTS, LLC, a Utah limited liability company

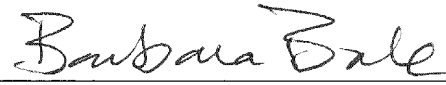


Rick J. Klein, Its Manager

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

On July 10, 2020, before me, the undersigned Notary Public, personally appeared Rick J. Klein, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in the capacity stated therein on behalf of Camarlot Investments, LLC.

In Witness Whereof, I hereunto set me hand.



Notary Public

My Commission Expires:

1-19-21

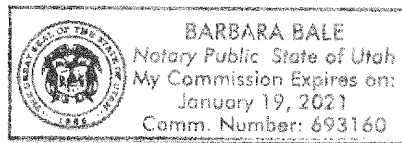


EXHIBIT "A"

A parcel of real property located in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point which is located North 89°28'39" West 211 Feet from the Northeast corner of Block 8, Fremont Heights Subdivision; thence South 89°28'39" East 48 feet; thence South 00°34'47" West 110.81 feet; thence North 89°25'13" West 48 feet; thence N 00°34'47" East 110.76 feet to the point of beginning.

Also beginning at the Northwest corner of Lot 9, Block 8, Fremont Heights Subdivision; thence East 43.1 feet; South 0°34'47" West 110.76 feet; thence North 89°25'13" West 14.89 feet; thence Northwesterly to the point of beginning.

Also beginning North 14°17'47" West 0.83 feet from the Northwest Corner of said Lot 9; thence South 14°17'47" East 81.07 feet; thence West 20.54 feet; thence North 78.58 feet; thence East 0.5 feet to the point of beginning.

The above described parcel also being part of Lots 7, 8 and 9, Block 8, Fremont Heights Subdivision.

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Contains 0.21 acres more or less