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8/27/2020 3:30:00 PM \$40.00
Book - 11007 Pg - 4616-4619
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 4 P.

TRUST DEED

PIN: 22-10-128-001 and 22-10-128-002

THIS TRUST DEED is made this 21 day of August, 2020, between **SOLBROCK, LLC, A UTAH LIMITED LIABILITY COMPANY**, as Trustor, whose address is 2265 East Murray Holladay Road, Holladay, UT 84117; **INTEGRATED TITLE INSURANCE SERVICES, LLC** as Trustee, and **BURTON LUMBER & HARDWARE CO.**, as Beneficiary.

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

See 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;

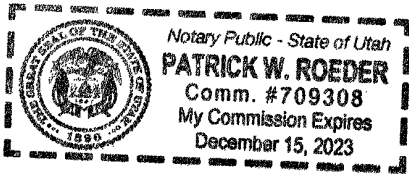
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$950,376.77**, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security thereof.

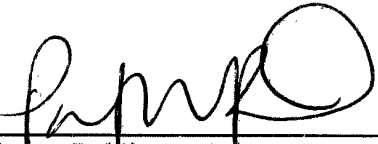
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in the event of default in payment of the indebtedness secured hereby) and to pay reasonable Trustee's fees for any services performed by Trustee hereunder, including a reconveyance hereof.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at the address set forth.

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 27 day of August 2020, personally appeared before me Mason Dutton, Manager of Solstice Homes, LLC as authorized signor on behalf of SOLBROCK, LLC, who duly acknowledged to me that he executed the same.

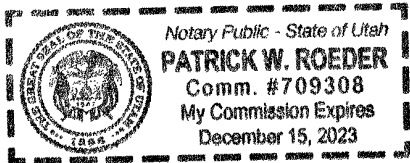


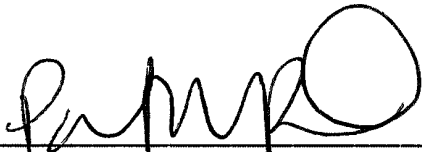


Notary Public
Residing in: SLL, UT

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 27 day of August 2020, personally appeared before me Chris Ensign, Manager of Solstice Homes, LLC as authorized signor on behalf of SOLBROCK, LLC, who duly acknowledged to me that he executed the same.





Notary Public
Residing in: SLL, UT

EXHIBIT "A"

PARCEL 1:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE MURRAY-HOLLADAY BOULEVARD, SAID POINT BEING 178.44 NORTH 15°28'30" WEST AND 187.18 FEET SOUTH 65°41'30" WEST AND 35.39 FEET SOUTH 45°30' EAST FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 45°30' EAST 100.28 FEET; THENCE SOUTH 59°31'56" WEST 171.82 FEET; THENCE NORTH 24°18'30" WEST 111.93 FEET; THENCE NORTH 65°41'30" EAST 134.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 08, 2015 AS ENTRY NO. 12127924 IN BOOK 10359 AT PAGE 6655 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 178.44 FEET NORTH 15°28'30" WEST AND 187.18 FEET SOUTH 65°41'30" WEST AND 135.67 FEET SOUTH 45°30' EAST FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 45°30' EAST 31.06 FEET; THENCE SOUTH 59°31'56" WEST 209.38 FEET; THENCE NORTH 24°18'30" WEST 144.91 FEET; THENCE NORTH 65°41'30" EAST 30 FEET; THENCE SOUTH 24°18'30" EAST 111.93 FEET; THENCE NORTH 59°31'56" EAST 171.82 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER 22-10-128-001.

PARCEL 2:

BEGINNING 21.94 FEET SOUTH AND 99.28 FEET WEST FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 59°31'56" WEST 209.38 FEET; THENCE SOUTH 65°41'30" WEST 239.15 FEET; THENCE NORTH 46°25'00" WEST 156.41 FEET; THENCE NORTH 65°41'30" EAST 324.00 FEET; THENCE SOUTH 24°18'30" EAST 111.93 FEET; THENCE NORTH 59°31'56" EAST 171.82 FEET; THENCE SOUTH 45°30'00" EAST 31.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO SALT LAKE COUNTY BY WARRANTY DEED RECORDED MARCH 7, 1994 AS ENTRY NO. 5757812 IN BOOK 6887 AT PAGE 2987 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 21.94 FEET SOUTH, 99.28 FEET WEST, 209.38 FEET SOUTH 59°31'56" WEST, 239.15 FEET SOUTH 65°41'30" WEST AND 148.85 FEET NORTH 46°25'00" WEST FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 46°25'00" WEST 7.56 FEET TO THE EXISTING RIGHT OF WAY LINE OF MURRAY-HOLLADAY ROAD; THENCE NORTH 65°41'30" EAST 324.00 FEET; THENCE SOUTH 24°18'30" EAST 7.00 FEET; THENCE SOUTH 65°41'30" WEST 321.16 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER 22-10-128-002.