

WHEN RECORDED, MAIL TO:  
ANDERSON LUMBER COMPANY  
c/o SECURITY TITLE COMPANY

E 1337741 8 2157 P 537  
DAVIS ASHAEV, DAVIS CNTY RECORDER  
1977 JUL 30 3:40 PM FEE \$25.00 DEP DJW  
REC'D FOR SECURITY TITLE COMPANY  
22 '96

849 West Hillfield Road, Suite 201  
Layton, Utah 84041

Space Above for Recorder's Use

*all done with #3*

*Lots 221 thru 231 sub 1 & 2  
310 20 41-110*

# Trust Deed

THIS TRUST DEED is made this 22nd day of October, 1996

between **DERBY CONSTRUCTION L.L.C.**, as Trustor,  
whose address is **P.O. Box 544**, Layton, Utah  
(Street and Number) (City) (State)

**SECURITY TITLE COMPANY**, as Trustee,\* and  
**ANDERSON LUMBER COMPANY**, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in **DAVIS** County, Utah:

SEE ATTACHED EXHIBIT "A" *New #5*  
*10-199-0342 thru 0351* *10-069-0079*  
*10-195-0221 thru 0231*

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 \$ **79,798.96**, 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.

*Derby Construction L.L.C.*  
DERBY CONSTRUCTION L.L.C.  
*By [Signature]*

STATE OF UTAH  
COUNTY OF **Davis** ss.

On the 22nd day of **October**, 1996, personally appeared before me **PETE C. CHAMBERS MEMBER OF DERBY CONSTRUCTION L.L.C.**, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC  
SHAWN MELDRUM  
540 W. Hillfield Rd.  
Layton, UT 84041  
My Commission Expires  
September 17th, 2000  
STATE OF UTAH

*[Signature]*  
Notary Public

My Commission Expires: \_\_\_\_\_ Residing at: \_\_\_\_\_

\*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association or savings and loan association authorized to do such business in Utah; a corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.  
FORM 741 - TRUST DEED, SURETY FORM - REV. 05-88 55 W. Ninth South, S.L.C., Utah

Beginning at the Northwest corner of Lot 16, Sunset Park Subdivision Phase 1, said point also being South  $89^{\circ}53'10''$  West 720.37 feet and North  $0^{\circ}10'20''$  East 707.68 feet from the South Quarter corner of Section 20, Township 4 North, Range 1 West, Salt Lake Meridian; and running thence South  $89^{\circ}49'40''$  East 114.29 feet; thence South  $89^{\circ}44'58''$  East 60 feet; thence South  $89^{\circ}49'40''$  East 87.35 feet; thence South  $0^{\circ}10'20''$  West 24.82 feet; thence South  $89^{\circ}49'40''$  East 114.29 feet; thence South  $61^{\circ}20'55''$  East 51.721 feet to a point 297 feet West of the Section line; thence North 94.9194 feet more or less to a point 677 feet North and 297 feet West and North 73 feet 4" from the South Quarter corner of said Section; thence East 99 feet; thence North 319.99 feet more or less to a point South  $89^{\circ}53'10''$  West of a point North  $0^{\circ}10'20''$  East 1071.77 feet along the Quarter Section line and South  $89^{\circ}53'10''$  West 135.30 feet from the South Quarter corner of said Section; thence North  $89^{\circ}53'10''$  East 46.20 feet to the Southwest corner of Lot 1, Sunset Park, thence North  $0^{\circ}10'20''$  East 140.67 feet; thence North  $89^{\circ}53'10''$  East 21.29 feet; thence North  $0^{\circ}10'20''$  East 124.02 feet; thence South  $89^{\circ}57'38''$  West 585.9830 feet more or less to a point North  $0^{\circ}10'20''$  East of the point of beginning; thence South  $0^{\circ}10'20''$  West 628.5 feet more or less to the point of beginning.