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4/16/2021 3:46:00 PM \$40.00
Book - 11158 Pg - 8324-8325
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED MAIL TO:
Rosehill Properties, LLC, a Utah limited liability
company
5263 Commerce Drive, #202
Murray, UT 84107

File No.: 126230-BHF

TRUST DEED

THIS TRUST DEED, dated April 16, 2021, between **Gary Suffir and Jackie Suffir**, husband and wife, as Trustor(s), whose address is 7374 West Summit Crest Circle, Herriman, UT 84096 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Rosehill Properties, LLC, a Utah limited liability company of 5263 Commerce Drive, #202, Murray, UT 84107, 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:
Lot 125, RIDGES AT ROSE CANYON, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TAX ID NO.: 32-09-226-006 (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 **\$45,000.00 (Forty-five Thousand Dollars 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.

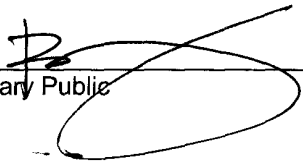
Gary Suffir

Jackie Suffir

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 16th day of April, 2021 by Gary Suffir and Jackie Suffir.


Notary Public

