

412

WHEN RECORDED MAIL TO:
Anadel S Law
620 Sand Hill Road 419F
Palo Alto, California 94304



ENT 136452:2020 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Sep 09 10:34 am FEE 40.00 BY MA
RECORDED FOR LAW, ANADEL S

TRUST DEED

137876SL

THIS TRUST DEED is made this 17th of August, 2020, between
Adriana Cassani as Trustor,
whose address is 374 North 1100 East, Lehi, UT 84043

Pinnacle Title Insurance Agency Corp. as Trustee, and

Anadel S. Law, as beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Utah County, UT.
46-634-0019

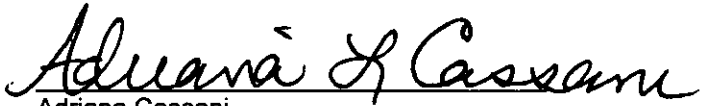
Lot 19, Plat "A", as shown in the Plat for MEADOW PARK VILLAS, a Planned Unit Development, recorded in Utah County, Utah, as Entry No. 70102:2004, and Map Filing No. 10533, subject to the Declaration of Covenants, Conditions and Restrictions of Plat "A", Meadow Park Villas, a Planned Unit development, recorded in the office of the Utah County Recorder as Entry No. 70103:2004 (as the same is amended or modified). Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for in said Declaration of Easements, Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

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 **\$80,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the Beneficiary to protect the security hereof.

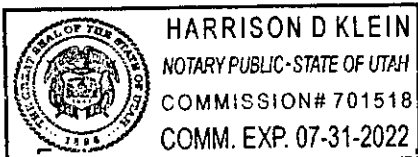
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including 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.

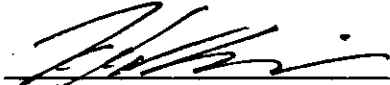
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.


Adriana Cassani

STATE OF UT)
(ss.
COUNTY OF Utah)

On the 25th day of August, 2020, personally appeared before me Adriana Cassani, the signer(s) of the foregoing instrument, who duly acknowledged to me that ()he() executed the same.




Notary Public

TRUST DEED NOTE

Pinnacle Title Insurance Agency Corp. 137876SL

DO NOT DESTROY THIS NOTE: WHEN PAID, THIS NOTE, WITH TRUST DEED SECURING SAME, MUST BE SURRENDERED TO TRUSTEE FOR CANCELLATION, BEFORE RECONVEYANCE WILL BE MADE.

August 17, 2020

Salt Lake City, UT

\$80,000.00

FOR VALUE RECEIVED, THE UNDERSIGNED, JOINTLY AND SEVERALLY, PROMISE TO PAY TO THE ORDER OF: **Anadel S. Law**, 620 Sand Hill Road 419F, Palo Alto, California 94304

TOGETHER WITH INTEREST FROM THE DATE AT THE RATE OF Forty Five one hundredths of a percent (0.45%) PER ANNUM ON THE UNPAID PRINCIPAL, SAID PRINCIPAL AND INTEREST PAYABLE AS FOLLOWS:

**\$30.00, due on the 1st day of August, 2020; and,
\$30, due on the 1st day of each month thereafter until paid in full**

EACH PAYMENT SHALL BE APPLIED FIRST TO ACCRUED INTEREST AND THE BALANCE TO THE REDUCTION OF PRINCIPAL. ANY SUCH INSTALLMENT NOT PAID WHEN DUE SHALL BEAR INTEREST THEREAFTER AT THE RATE OF 0.45% PER ANNUM UNTIL PAID.

IF THE NOTE HOLDER HAS NOT RECEIVED THE FULL AMOUNT OF ANY MONTHLY PAYMENT BY THE END OF 10 DAYS AFTER THE DATE IT IS DUE, THE UNDERSIGNED TRUSTOR(S) WILL PAY A LATE CHARGE TO THE NOTE HOLDER. THE AMOUNT OF THE CHARGE WILL BE **\$20.00%** OF THE OVERDUE PAYMENT OF PRINCIPAL AND INTEREST. THE UNDERSIGNED TRUSTOR(S) WILL PAY THIS LATE CHARGE PROMPTLY BUT ONLY ONCE ON EACH LATE PAYMENT.

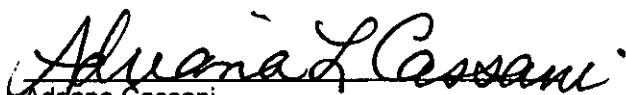
IF DEFAULT OCCURS IN THE PAYMENT OF SAID INSTALLMENTS OF PRINCIPAL AND INTEREST OR ANY PART THEREOF, OR IN THE PERFORMANCE OF ANY AGREEMENT CONTAINED IN THE TRUST DEED SECURING THIS NOTE, THE HOLDER HEREOF, AT ITS OPTION AND WITHOUT NOTICE OR DEMAND, MAY DECLARE THE ENTIRE PRINCIPAL BALANCE AND ACCRUED INTEREST DUE AND PAYABLE.

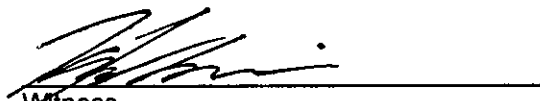
IF THIS NOTE IS COLLECTED BY AN ATTORNEY AFTER DEFAULT IN THE PAYMENT OF PRINCIPAL OR INTEREST, EITHER WITH OR WITHOUT SUIT, THE UNDERSIGNED, TRUSTORS JOINTLY AND SEVERALLY, AGREE TO PAY ALL COSTS AND EXPENSES OF COLLECTION INCLUDING A REASONABLE ATTORNEYS' FEE.

IF THE PROPERTY SECURED BY THIS NOTE IS SOLD OR TRANSFERRED, THE ENTIRE UNPAID BALANCE IS DUE AND PAYABLE.

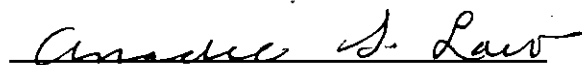
THIS NOTE IS SECURED BY A TRUST DEED OF EVEN DATE HERewith AGAINST:
374 North 1100 East, Lehi, UT 84043


THE TERMS AND CONDITIONS AS SET FORTH ABOVE ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE UNDERSIGNED.


Adriana Cassani


Witness

Approved by:


Anadel S. Law

Witness

Witness