

WHEN RECORDED, MAIL TO:
Beneficiary

13707899
7/2/2021 2:47:00 PM \$40.00
Book - 11201 Pg - 1940-1941
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 2 P.

Space Above for Recorder's Use

Trust Deed

THIS TRUST DEED is made this 12 day of May 2021, Between WRIGHT & ASSOCIATES LLC., a Utah Limited Liability Company, as Trustor, INTEGRATED TITLE INSURANCE SERVICES, LLC, as Trustee, and JCE INVESTMENTS, LTD., a Utah Limited Partnership, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Salt Lake County,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 \$850,000.00 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 on water or water stock used on or with said property, not to commit waste, to maintain adequate an adequate Builders Risk Insurance Policy 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 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.



WRIGHT & ASSOCIATES, LLC, a Utah limited liability company

By: DEREK WRIGHT, LLC, a Utah limited liability company, Its Manager

By: [Signature]
DEREK WRIGHT, Manager

STATE OF UTAH

SS.

COUNTY OF SALT LAKE

On the 12 day of May, 2021, personally appeared before me DEREK WRIGHT who being duly sworn did say that he, the said DEREK WRIGHT is the Manager of DEREK WRIGHT L.L.C. a Utah limited liability company, which is the Manager of WRIGHT & ASSOCIATES, L.L.C., a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said DEREK WRIGHT acknowledged to me that he, as such Manager of said limited liability company, executed the same in the name of the limited liability company.

COURTESY RECORDING
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INTEGRATED TITLE INSURANCE SERVICES LLC hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

[Signature]
Notary Public

My Commission Expires: 4/12/2023
Residing at: Salt Lake County

EXHIBIT "A"

Lots 518 through 522, inclusive, PARKSIDE PLAT 4, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Together with an easement of use and enjoyment in and to the common area and facilities, including but not limited to roadways and access ways appurtenant to said Lot, as provided for in the Declaration of PARKSIDE, a Planned Unit Development.

Together with that certain Easement granted to Parkside, LLC, a Utah limited liability company, its heirs, successors and assigns, for a perpetual Easement for Ingress, Egress and Utilities and other miscellaneous purposes/facilities consistent with access-way and utilities easements, in that certain Grant of Easement recorded May 21, 2018, as Entry No. 12775966, in Book 10676 at Page 5086, of official records.

Parcel Identification No.'s 27-31-256-023 through 27-31-256-027.