

WHEN RECORDED RETURN TO:

E1 Holdings LLC
8479 S Escalante Dr
Sandy UT 84093

167341-MVD
68-031-0008

TRUST DEED

THIS TRUST DEED is made this 6th day of March, 2023 between **Tyler Talbot and Marie Talbot**, whose address is 2051 East 850 North, Spanish Fork UT 84660, as Trustor; **Cottonwood Title** as Trustee, and **E1 Holdings LLC**, as Beneficiary.

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

See attached Exhibit "A"

Parcel No: 68-031-0008
Commonly known as: 2051 E 850 N, Spanish Fork UT 84660

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

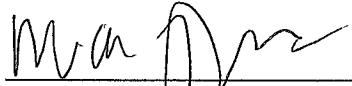
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$598,660.00**, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced 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 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 her at the address hereinbefore set forth.

WITNESS, the hand of said grantor this 4 day of March, 2023.


Tyler Talbot


Marie Talbot

STATE OF UTAH }
COUNTY OF UTAH } ss.

On this 4 day of March, 2023, personally appeared before me, the undersigned Notary Public, Tyler Talbot and Marie Talbot, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

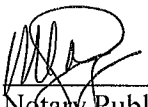

Notary Public
My commission expires: 7/29/25



EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY(S)

Lot 8, HAYMAKER – PLAT A, a Residential Development, according to the official plat thereof as recorded in the office of the Utah County Recorder.

Parcel No. 68-031-0008

Address: 2051 East 850 North, Spanish Fork UT 84660
