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11/12/2021 4:31:00 PM \$40.00
Book - 11268 Pg - 4034-4035
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PROSPECT TITLE INS
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TO:
Beneficiary

Space Above for Recorder's Use

Tax IDs: 27-31-256-030
27-31-256-029, 27-31-256-028

Trust Deed

THIS TRUST DEED is made this 24 day of June 2021, Between WRIGHT & ASSOCIATES LLC., a Utah Limited Liability Company, as Trustor, INTEGRATED TITLE INSURANCE SERVICES, LLC, as Trustee, and RIDGE LINE 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 \$510,000.00 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 fire insurance 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, It's
Manager

By: [Signature]
Derek Wright, Manager



STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 24 day of June 2021, personally appeared before me Derek Wright, who being by me duly sworn did say that he is the Manager of Derek Wright LLC, the principal of Wright & Associates LLC., a Utah Limited Liability Company, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said Derek Wright acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

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

EXHIBIT "A"

Lots 515 thru 517 Parkside Plat 4 subdivision, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.