

Mail to:
Defy Land LLC
513 W. 2600 So.
Bountiful, UT 84010
NAT No.: 40902-21-15137

13835567
11/30/2021 12:45:00 PM \$40.00
Book - 11275 Pg - 7458-7461
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NORTH AMERICAN TITLE LLC
BY: eCASH, DEPUTY - EF 4 P.

TRUST DEED

THIS TRUST DEED is made this 29th day of November, 2021, between **Arden Limited Partnership**, as Trustor, whose address is 513 W 2600 S, Bountiful UT 84010; **Doma Insurance Agency of Utah, LLC** as Trustee, and **Defy Land LLC, a Utah limited liability company**, as Beneficiary.

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Tax Id. No: 16-30-379-031, pt of 16-30-379-030 ; and pt of 16-31-126-075

Which has the property address of 3430 S 300 E for vacant lot, Salt Lake City, UT 84115.

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;

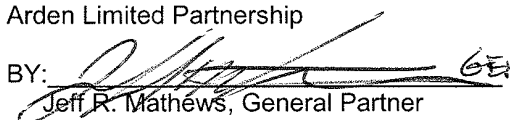
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$83,000.00**, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security thereof.

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 services performed by Trustee hereunder, including a reconveyance hereof.

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

Arden Limited Partnership

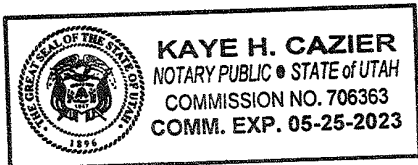
BY:

 GENERAL PARTNER
Jeff R. Mathews, General Partner

COURTESY RECORDING
This document is being recorded solely as a courtesy
and an accommodation to the parties names herein.
North American Title, LLC hereby expressly
disclaims any responsibility or liability for the accuracy
Or the content thereof.

State of Utah)
 : ss
County of Davis)

On the 29 day of November, 2021, personally appeared before me Jeff R. Mathews, as General Partner for Arden Limited Partnership, the signer of the within instrument, who being by me duly sworn did say that he executed the same in behalf of said Partnership.



Kaye H C

Notary Public
My commission expires: 05-25-23

**EXHIBIT A
LEGAL DESCRIPTION**

COMMENCING AT A POINT ON THE WEST SIDE OF 3RD EAST STREET 531.04 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 11, BLOCK 17, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE SOUTH ON THE WEST SIDE OF SAID STREET 2 FEET; THENCE WEST 150 FEET; THENCE SOUTH 50 FEET; THENCE WEST 105 FEET; THENCE NORTH 52 FEET; THENCE EAST 255 FEET TO BEGINNING.

ALSO: COMMENCING AT A POINT ON THE WEST SIDE OF 3RD EAST STREET, 479.04 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 11, BLOCK 17, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE SOUTH ALONG THE WEST LINE OF SAID STREET 52 FEET; THENCE WEST 255 FEET; THENCE NORTH 52 FEET; THENCE EAST 255 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT CERTAIN PIECE OF PROPERTY AS SHOWN ON WARRANTY DEED RECORDED MARCH 17, 1997, AS ENTRY NO. 6594829 IN BOOK 7619 AT PAGE 2777, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 0°18'16" EAST 957.01 FEET FROM THE MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND PENNEY AVENUE; AND SOUTH 89°55'08" WEST 33.00 FEET; (SAID POINT ALSO BEING 479.04 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 11, BLOCK 17, TEN ACRE "A", BIG FIELD SURVEY); AND RUNNING THENCE SOUTH 0°18'16" WEST 50.01 FEET; THENCE SOUTH 89°55'08" WEST 150.0 FEET; THENCE NORTH 01°18'16" EAST 50.01 FEET; THENCE NORTH 89°55'08" EAST 150.00 FEET TO THE POINT OF BEGINNING.

Subject to and together with Right-of-way Easement and utility easement for ingress and egress and maintenance of utilities:

Beginning at a point which is South 00°18'16" West, along the west right-of-way line of 300 East Street, 479.04 feet from the Northeast Corner of Lot 11, Block 17, 10-Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1086.52 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, 10.00 feet; thence North 89°41'44" West, 150.00 feet; thence North 00°18'16" East, 10.00 feet; thence South 89°41'44" East, 150.00 feet to the point of beginning.

For identification purposes only: 16-30-379-031

Also Including:

Beginning at a point which is South 00°18'16" West, along the West right-of-way line of 300 East Street, 419.10 feet and North 89°41'44" West, 150.00 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West, 183.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, 59.94 feet; thence North 89°41'44" West, 105.00 feet to a point on the East boundary line of Hidden Oaks VI, Recorded Number 5974937; thence North 00°18'16" East, along said East boundary line, 59.94 feet to a point on the South boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said South boundary line, 105.00 feet to the point of Beginning.

Subject to and together with Right-of-way Easement and utility easement for ingress and egress and maintenance of utilities:

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 419.10 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said West right-of-way line, 10.00 feet; thence North 89°41'44" West, 150.00 feet; thence North 00°18'16" East, 10.00 feet to a point on the South boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said South boundary line and a projection thereof, 150.00 feet to the point of Beginning.

For identification purposes only: Part of Tax Parcel No.: 16-30-379-030

Also Including:

Beginning at a point which is South 00°18'16" West, along the West right-of-way line of 300 East Street, 583.04 feet and North 89°41'44" West, 135.00 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1190.52 feet and North 89°41'44" West, 168.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, 53.00 feet; thence North 89°41'44" West, 80.05 feet to a point on the East boundary line of Hidden Oaks VII, Recorded Number 7146926; thence North 00°16'39" East, along said East boundary line, 53.00 feet; thence South 89°41'44" East, 80.08 feet to the point of Beginning.

Subject to and together with Right-of-way Easement and utility easement for ingress and egress and maintenance of utilities:

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 583.04 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1190.52 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said West right-of-way line, 10.00 feet; thence North 89°41'44" West, 135.00 feet; thence North 00°18'16" East, 10.00 feet; thence South 89°41'44" East, 135.00 feet to the point of Beginning.

For identification purposes only: Part of Tax Parcel No.: 16-31-126-075