

WHEN RECORDED MAIL TO:

Craig & Kim White
3652 North 200 East
North Ogden, UT 84414

File No.: 158410-MML

13951213 B: 11338 P: 4875 Total Pages: 2
05/12/2022 02:01 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

TRUST DEED

THIS TRUST DEED, dated May 12, 2022, between **Utah Real Estate Buyers, LLC, a Utah limited liability company**, as Trustor(s), whose address is 2802 West 3600 South, Ogden, UT 84401 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Craig & Kim White of 3652 North 200 East, North Ogden, UT 84414, as BENEFICIARY;

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

Lot 5, WENDELL WAY, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

TAX ID NO.: 16-31-253-002 (for reference purposes only)

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

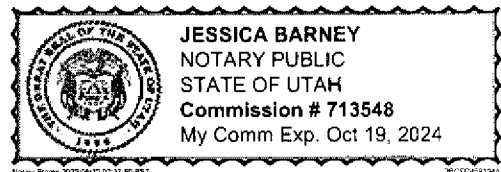
FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$73,620.76 (Seventy-Three Thousand Six Hundred Twenty And 76/100)**, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest 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 him at the address hereinbefore set forth.

Utah Real Estate Buyers, LLC, a Utah limited liability company

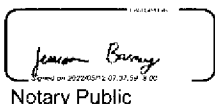
BY Conner White
Ryan Connor White
XXXXXXXXXXXXXXXXXXXX Ryan Connor White



STATE OF UTAH

COUNTY OF DAVIS

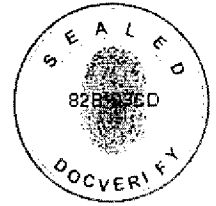
On the 12th day of May, 2022, before me, personally appeared Ryan Conner White, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Utah Real Estate Buyers, LLC, a Utah limited liability company.



Notarial act performed by audio-visual communication



5/23/2022 2:01:00 PM 158410-MML 16-31-253-002 05/12/2022 02:01 PM 16-31-253-002 - Remitted 1479937



Trust Deed Short Form.pdf

DocVerify ID: 82B193CD-6086-49DA-970D-F379E18695D8
 Created: May 11, 2022 18:18:09 -8:00
 Pages: 1
 Remote Notary: Yes / State: UT

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system. This remote online notarization involved the use of communication technology.

Go to www.docverify.com at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

E-Signature Summary

E-Signature 1: Conner White (CW)

May 12, 2022 07:37:59 -8:00 [6A9D51EE5B7D] [172.56.40.213]
 conner21white@gmail.com (Principal) (Personally Known)

E-Signature Notary: Jessica Barney (JB)

May 12, 2022 07:37:59 -8:00 [DBCFC4591044] [155.190.3.8]
 jbarney@cottonwoodtitle.com
 I, Jessica Barney, did witness the participants named above electronically sign this document.

