

WHEN RECORDED MAIL TO:  
Mario Krizanovic  
2401 East Cardinal Way  
Cottonwood Heights, UT 84121

14030960 B: 11380 P: 17 Total Pages: 2  
10/18/2022 01:21 PM By: srigby Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY INC  
1996 E 6400 S STE 120MURRAY, UT 841212162

File No.: 163592-WHP

## TRUST DEED

THIS TRUST DEED, dated October 18, 2022, between **Sani Malicevic**, as Trustor, whose address is 4240 South 615 East, Salt Lake City, UT 84107, **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and **Mario Krizanovic** of 2401 East Cardinal Way, Cottonwood Heights, UT 84121, 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:

**Lots 14 and 15, Block 1, Poplar Grove Addition, according to the official plat thereof, recorded in the office of the Salt Lake County Recorder.**

**TAX ID NO.: 15-11-109-015** (for reference purposes only)

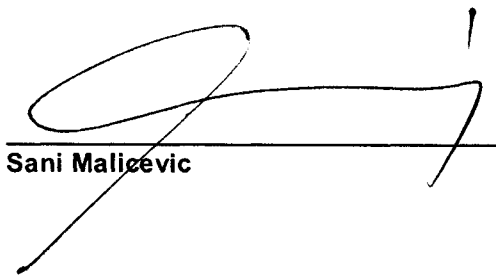
TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$310,000.00 (Three Hundred Ten Thousand And No/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.

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.



Sani Malicevic

STATE OF UTAH

County of Salt Lake

On this 18th day of October, 2022, personally appeared before me Sani Malicevic, the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC

