

WHEN RECORDED, MAIL TO:

**TYSEN BUTTERS**

1255 E. 2925 N.  
N. Ogden, UT 84414

*Information for Reference Purposes:*

Tax Parcel No(s): **16-21-377-015**

Property Address(es):

**2681 SOUTH FILMORE STREET, SALT LAKE CITY, UT 84106**

**14060128 B: 11394 P: 9015 Total Pages: 3**  
**01/06/2023 04:30 PM By: Mwestergard Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: GT TITLE SERVICES  
1250 E. 200 S., SUITE 3DLEHI, UT 84043

**DEED OF TRUST**

**(With Assignment of Rents, Security Agreement, and Fixture Filing)**

THIS DEED OF TRUST, made effective as of **December 30, 2022**, is between **SCOTT BROUSSARD, TRUSTEE OF THE 2681 S FILMORE TRUST, U/A/D 10/7/2022**, whose mailing address is **9192 S 300 W STE 17, SANDY UT 84070**, as "Trustor," Griffiths & Turner / GT Title Services, Inc., a Utah title insurance agency whose mailing address is 5295 So. Commerce Dr., Suite 150, Salt Lake City, Utah 84107, as "Trustee," and **TYSEN BUTTERS**, whose mailing address is 1255 E. 2925 N. N. Ogden UT 84414, as "Beneficiary."

WITNESSETH: That Trustor **CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE**, the certain real property situated in **SALT LAKE** County, State of Utah, described as follows (the "Property"):

**See Attached Exhibit "A"**

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 belonging, now or hereafter used or enjoyed with the Property, or any part thereof, ts, 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 **\$20,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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/hazard 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. Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to Trustor at the address hereinbefore set forth. This Deed of Trust shall be construed according to the laws of the State of Utah.

Each person signing this Deed of Trust on behalf of an entity or as a trustee of a trust represents and warrants that he or she has full power, authority and capacity to execute and deliver this instrument on behalf of such entity or trust and each such person represents and warrants this instrument has been duly authorized, executed and delivered by Trustor and constitutes the legal, valid and binding obligation of Trustor enforceable against Trustor in accordance with the terms hereof.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for Reference Purposes:

Tax Parcel No(s): 16-21-377-015  
Property Address(es):  
2681 SOUTH FILMORE STREET, SALT LAKE CITY, UT 84106

-Signature Page to Deed of Trust-

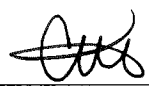
IN WITNESS WHEREOF, TRUSTOR HAS EXECUTED THIS INSTRUMENT.

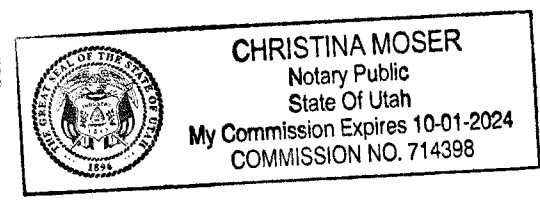
THE 2681 S FILMORE TRUST, U/A/D 10/7/2022

By:   
SCOTT BROUSSARD, TRUSTEE

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On this 30 day of **December, 2022**, personally appeared before me **SCOTT BROUSSARD**, who stated that he is the **TRUSTEE** of **SCOTT BROUSSARD, TRUSTEE OF THE 2681 S FILMORE TRUST, U/A/D 10/7/2022**, the named Trustor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said Trustor, intending to be legally bound. Witness my hand and official seal.

  
NOTARY PUBLIC



*Information for Reference Purposes:*

Tax Parcel No(s): **16-21-377-015**

Property Address(es):

**2681 SOUTH FILMORE STREET, SALT LAKE CITY, UT 84106**

**EXHIBIT "A"**  
**Legal Description**

ALL OF LOTS 1811 AND 1812, HIGHLAND PARK PLAT "A", A SUBDIVISION OF SALT LAKE CITY, UTAH, AS PER THE RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY.

TOGETHER WITH ONE-HALF VACATED ALLEY ABUTTING ON THE EAST SIDE.