

After Recording Return To:
Jeanna D. Wride
374 W Center Street
Orrem Utah
84057

14084279 B: 11407 P: 5054 Total Pages: 3
03/20/2023 04:32 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: INWEST TITLE - OREM #1
374 W. CENTER STREET OREM, UT 84057

[Space Above This Line For Recording Data]

DEED OF TRUST

- (A) "Security Instrument" means this document, which is dated 3-8-2023.
- (B) "Borrower" is ETNA PROPERTIES, LLC. Borrower is the trustor under this Security Instrument.
- (C) "Lender" is PANTHERA DEVELOPMENT, LLC. Lender is a **limited liability company** organized and existing under the laws of **Utah**. Lender's address is **5742 W Harold Gatty Dr., Salt Lake City, UT 84116**. Lender is the beneficiary under this Security Instrument.
- (D) "Trustee" is JASON M. KERR (Attorney).
- (E) "Note" means the promissory note signed by Borrower and dated 3-3-2023. The Note states that Borrower owes Lender **ONE HUNDRED THIRTY THOUSAND** Dollars (U.S. \$130,000.00). Borrower has promised to pay this debt in full not later than

June 1, 2023

- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] _____ |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

All references to section numbers in the Security Instrument that are contained in the Riders refer to those sections of the same number incorporated from the Master Form.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants, conveys, and warrants to Trustee, in trust, with power of sale, the following described property located in the County of **SALT LAKE**:

///

COURTESY RECORDING
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INWEST TITLE SERVICES, INC. hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

Property Address: 9306 S 1300 W, West Jordan, UT 84088

Property Parcel #: 27-03-476-007-0000

Legal Description:

BEG N 571.5 FT FR SE COR OF SE 1/4 SEC 3, T 3S, R 1W, S L M;
N 88 FT; W 660 FT; S 88 FT; E 660 FT TO BEG. LESS STREET.
1.33 AC. 4417-282 5243-0350 9652-7175.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey and warrant the Property and that the Property is unencumbered, except for encumbrances of record. Borrower further warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.


THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument (including those provisions of the Master Form that are incorporated by reference) and in any Rider executed by Borrower and recorded with it.

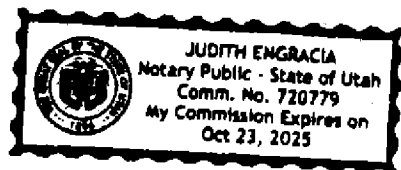
County of Utah)
)§§
State of Utah)

Date: 3/8/23

BY THE BORROWER


By: KEITH WARBURTON
Its: Manager

SUBSCRIBED AND SWORN TO BEFORE ME on 3/8/23




NOTARY PUBLIC

EXHIBIT "A"

(27-03-476-007)

BEGINNING AT A POINT NORTH 571.5 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 88 FEET; THENCE WEST 660.0 FEET; THENCE SOUTH 88 FEET; THENCE EAST 660.0 FEET TO THE POINT OF BEGINNING.

SITUATE IN SALT LAKE COUNTY, STATE OF UTAH.