

TRUST DEED

THIS TRUST DEED is executed on this 12th day of August, 2023, by and between Tevita H. Langi and Holly B. Langi, joint tenants as "Trustor"; H. BURT RINGWOOD, as "Trustee"; and Michael T. Ringwood, in individual and Lola Jane Latta, as Trustee of the Sharon L. Ringwood Family Trust, as "Lender" and "Beneficiary".

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the property situated in Salt Lake County, State of Utah and more particularly described on 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 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 \$450,000, 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 and shall 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 the foregoing property in good condition, repair and appearance, to maintain adequate fire and casualty insurance on improvements on said property, sufficient to pay the entire replacement cost of all improvements, and for all possible casualties, to pay all costs and expenses of collection (including Trustee's and attorneys' 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. Beneficiary shall have the right to inspect the property at any time and from time to time and to demand proof of insurance. All insurers shall be required to give at least 30-days notice of cancellation to Beneficiary before insurance is cancelled. Beneficiary shall be an additional named insured on all policies of insurance.

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.

TRUSTOR:

By: Tevita H. Langi
Tevita H. Langi

By: Holly B. Langi
Holly B. Langi

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The above Trust Deed was executed on this 12th day of August, 2023, by Tevita H. Langi and Holly B. Langi, Trustors.



Jessica APO
Notary Public

Exhibit A

The legal description for the parcel:

LOT 7, SANDY WOODS PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining members and appurtenances to the Real Estate in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Parcel No.: 22-30-451-014-0000

Street Address: 357 E. Sandy Park Circle, Sandy Utah 84047