

WHEN RECORDED RETURN TO:

David B Kenney
8426 South Azul Way
Sandy, UT 84093

Trust Deed

THIS TRUST DEED dated May 15, 2024, between Cardenas Team Builders & Associates, LLC as Trustor, whose address is 15230 S Cutlass Ct, Bluffdale, Ut, 1st Liberty Title L.C., as Trustee and Azul LLC, 8426 S Azul Way, Sandy, Utah 84093, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described properties situated in Salt Lake County, Utah:

LOT 493, INDEPENDENCE AT THE POINT PLAT D-8, according to the Official Plat thereof, recorded in the records of the Salt Lake County Recorder.

Tax I.D.#: 33-14-256-017-0000 (for reference purposes only)

LOT 4 GREENFIELD VILLAGE PLAT J, according to the Official Plat thereof, recorded in the records of the Salt Lake County Recorder.

Tax I.D.#: 22-21-326-006-0000 (for reference purposes only)

Also the following property situated in Utah County, Utah:

LOT 28, UNIT #1, BEVERLY PLACE, according to the Official Plat thereof, recorded in the records of the Utah County Recorder.

Tax I.D.#: 35:016:0028 (for reference purposes only)

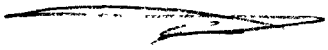
Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof.

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith in the principal sum of **\$47,438.21** 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 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 the 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.

If the trust property is sold, in whole or in part, by deed, by contract for deed, or by lease with an option to buy, then the amount secured by this Trust Deed becomes immediately due and payable in full, with no further notice.

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 herein set forth.



Juan Cardenas, Member, Cardenas Team Builders & Associates, LLC

STATE OF UTAH)

ss.

COUNTY OF SALT LAKE)

On May 15, 2023, personally appeared before me Juan Cardenas, Member, Cardenas Team Builders & Associates, LLC the signer of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC