

When Recorded Mail To:  
Matthew McBrier

144 Holly Drive  
Fairview, PA 16145

TAX ID NO.: 22-28-177-057-0000

101830

## TRUST DEED

THIS TRUST DEED is made this date between Matthew McBrier, Trustor, whose address is 7332 South 1710 East, Cottonwood Heights, UT 84121, Metro National Title - South Ogden, as TRUSTEE, and Lynn Marie McBrier, 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:

See attached Exhibit "A"

Together with all buildings, fixtures and improvements thereof 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 \$400,000.00 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.

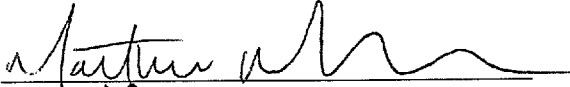
Trustor agrees to pay all taxes and assessments on the above property to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees) in 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.

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 before set forth.

### COURTESY RECORDING

This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

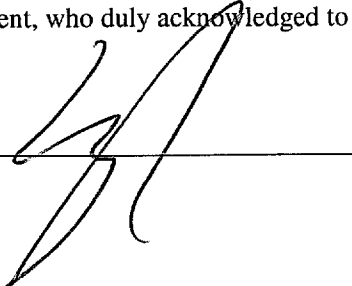
The officer, manager, member or partner who signs this trust deed hereby certifies that this trust deed and the transfer represented thereby was duly authorized under a resolution, operating or partnership agreement duly adopted by the board of directors, member or partners of the Trustor at a lawful meeting duly held and attended by a quorum.

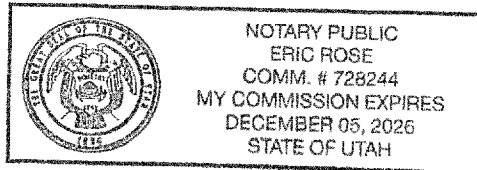
  
Matthew ~~X~~ McBrier

State of Utah  
County of Salt Lake  
)ss:

On this date, June 17, 2024, personally appeared before me Matthew McBrier, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.

Notary Public





## Exhibit "A"

Lot 44, Willow Hill Sub., Phase III, according to the official plat thereof, filed in Book "77-12" of Plats, at Page 335 of the Official Records of the Salt Lake County Recorder.

Tax I.D. Number: 22-28-177-057