

14300213 B: 11525 P: 638 Total Pages: 2
10/15/2024 12:08 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FNT MIDVALE FNTIC - 6925 UNION PARK CENTER STE 400
6925 UNION PARK CENTER STE 400MIDVALE, UT 84047

WHEN RECORDED MAIL TO:

Cathy L. Glaser as Successor Trustee to The Leticia M. Suazo Trust, Dated the 17th day of May, 2016
3887 S. 6515 W.
West Valley, UT 84128

TRUST DEED

THIS TRUST DEED is made this 14th day of October, 2024, between Dreamhold RE Ventures LLC as Trustors, whose address is 10338 Silver Moon Pl, South Jordan, UT 84095 and Fidelity National Title Agency of Utah, LLC. as Trustee, and Cathy L. Glaser as Successor Trustee to The Leticia M. Suazo Trust, Dated the 17th day of May, 2016, as Beneficiary.

Trustors hereby CONVEY AND WARRANT TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in County of Salt Lake, State of Utah:

For APN/Parcel ID(s): 15-02-355-017

LOTS 95 AND 96 POPLAR PLACE, A SUBDIVISION OF PARTS OF THE SW 1/4 OF THE SW 1/4 OF SECTION 2 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TWP. 1 SOUTH, RANGE 1 WEST SLM.

Tax ID: 15-02-355-017

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory notes of even date herewith in the total principal sum of One Hundred Ninety-Seven Thousand And No/100 Dollars (\$197,000.00) 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 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 them at the address herein set forth.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dreamhold RE Ventures LLC

BY: [Signature]
Jordan Hager
Member

BY: [Signature]
Nicholas Suazo
Member

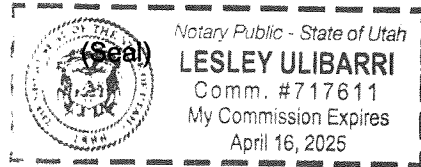
State of UTAH

County of SALT LAKE

On this 14 day of Oct, in the year 2024 personally appeared before me, Jordan Hager, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Member of Dreamhold RE Ventures LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Jordan Hager, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: [Signature]



State of UTAH

County of SALT LAKE

On this 14 day of Oct, in the year 2024 personally appeared before me, Nicholas Suazo, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Member of Dreamhold RE Ventures LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Nicholas Suazo, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: [Signature]

