

WHEN RECORDED MAIL TO:

Jason Turner  
498 S. 940 W.  
OREM, UT 84058

ENT 145544: 2021 PG 1 of 1  
Andrea Allen  
Utah County Recorder  
2021 Aug 20 09:40 AM FEE 40.00 BY JG  
RECORDED FOR Tyler D. Hawkes, Attorney at Law  
ELECTRONICALLY RECORDED

# TRUST DEED

THIS TRUST DEED is made this 19 day of August, 2021, between Jason Conley and Emily Conley, as Trustors, whose address is 709 W. 300 N. Lehi, UT 84043,

Rudd & Hawkes Title Insurance Agency, LLC., as Trustee, and  
Jason Turner, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST WITH POWER OF SALE, the following described property, 709 W. 300 N. Lehi, UT 84043, situated in Utah County, UT.

A parcel of land located in the Northwest Quarter of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said parcel being part of an entire tract, and being more particularly described as follows: Beginning at a point on the Grantors' Northerly deed line, said point also being on a fence line, said fence line being a Boundary Line Agreement recorded on February 28, 2006, as Entry No. 23621 :2006, on file in the Utah County Recorder's Office, said point lies 897.88 feet South 89°42'39" West along the section line and 226.47 feet South from the North Quarter Corner of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 81.01 feet along the Grantors' Northerly deed line to a point on the Grantors' Westerly deed line, thence South 00°53'28" West 106.91 feet to a point on a wire fence line; thence South 89°59' 13" East 81.90 feet along said wire fence line to a point on a wire fence line, said fence line being on the aforementioned Boundary Line Agreement; thence along said fence line and Boundary Line Agreement North 00°24'48" East 106.92 feet to the point of beginning. Basis of bearing: Utah State Plane Coordinate System - Central Zone: South 89°42'39" West from the North Quarter Corner of Section 17 to the Northwest Corner of Section 17. Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

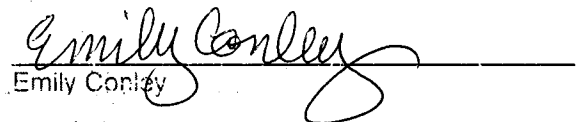
Tax Serial Number: 13-020-0048

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 \$151,209.81, 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 the 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 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.

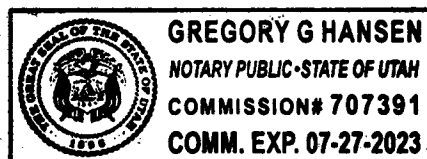
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

  
Jason Conley

  
Emily Conley

STATE OF UTAH  
COUNTY OF UTAH

On the 19 day of August, 2021, personally appeared before me Jason Conley and Emily Conley, who duly acknowledged to me that they execute the same.



  
Notary Public

My Commission Expires:  
Residing at: