

WHEN RECORDED, MAIL TO:
DAVID R. KOCHERHANS
222 E 550 N BOUNTIFUL, UT 84010

ENT 150020 : 2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Aug 27 04:32 PM FEE 40.00 BY LT
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

GT File No. **SL45080C**
Tax Parcel No.: **48-048-0038**

DEED OF TRUST

THIS DEED OF TRUST, made effective as of August 27, 2021, is between **K. RICHINS REALTY, LLC**, a UTAH LIMITED LIABILITY COMPANY whose mailing address is 282 WILLOW CT., KAMAS, UT 84036, as "Trustor," Griffiths & Turner / GT Title Services, Inc., a Utah title insurance agency whose mailing address is 5295 So. Commerce Dr., Suite 150, Salt Lake City, Utah 84107, as "Trustee," and **DAVID R. KOCHERHANS**, whose mailing address is **222 E 550 N BOUNTIFUL, UT 84010**, as "Beneficiary."

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the certain real property situated in UTAH County, State of Utah, commonly known as **1395 NORTH 1500 EAST, PROVO, UT 84604**, and further described as follows (the "Property"):

ALL OF LOT 38, PLAT "L", OAK HILLS SUBDIVISION, PROVO, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH.

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 belonging, now or hereafter used or enjoyed with the Property, or any part thereof, ts, 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 **\$275,000.00**, 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 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/hazard insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and Attorney'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.

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

This Deed of Trust shall be construed according to the laws of the State of Utah.

The undersigned person executing this instrument on behalf of Trustor represents and certifies that he/she has been fully authorized and empowered, by proper action of the governing body of Grantor, to execute and deliver this instrument; that Trustor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done. Each person signing this Deed of Trust on behalf of an entity or as a trustee of a trust represents and warrants that he or she has full power, authority and capacity to execute and deliver this instrument on behalf of such entity or trust and each such person represents and warrants this instrument has been duly authorized, executed and delivered by Trustor and constitutes the legal, valid and binding obligation of Trustor enforceable against Trustor in

accordance with the terms hereof.

IN WITNESS WHEREOF, TRUSTOR HAS EXECUTED THIS INSTRUMENT.

K. RICHINS REALTY, LLC

By: 
_____ **KOURI DARDEN RICHINS, MEMBER**

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 21 day of **August, 2021**, personally appeared before me **KOURI DARDEN RICHINS**, who stated that she is the **MEMBER** of **K. RICHINS REALTY, LLC**, the named Trustor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that she executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


_____ **NOTARY PUBLIC**

