WHEN RECORDED MAIL TO:
ACCESS TITLE COMPANY
1455 SOUTH STATE, SUITE C
OREM, UTAH 84097
ACCESS FILE NO. 09-11486A

ENT 16236:2010 PG 1 of 1
Rodney D. Campbell
UTAH COUNTY RECORDER
2010 Feb 26 10:00 am FEE 10.00 BY SS
RECORDED FOR ACCESS TITLE COMPANY
ELECTRONICALLY RECORDED

TRUST DEED

THIS TRUST DEED is made this 24th of February, 2010, between JEFFREY BROWN, whose address is 452 SOUTH 1170 WEST, SPANISH FORK, UT 84660, as Trustor and ACCESS TITLE COMPANY as Trustee, and ROOBIK, LC, as beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in UTAH County, UT, and further described as:

Lot 348, Plat "C", Spanish Fields Subdivision, Spanish Fork, Utah County, Utah, according to the official plat thereof, on file and of record in the office of the Utah County Recorder.

Less and excepting any Strawberry Water.

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of Two Hundred Sixty Thousand Dollars and No/100 ($260,000.00), 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 insurance on improvements on said property to pay all costs and expenses of collection (including Trustee's and attorney's fees) 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.

Jeffrey Brown
JEFFREY BROWN

STATE OF UT }
} ss.
COUNTY OF UTAH }

On the 24th day of February, 2010, personally appeared before me JEFFREY BROWN, the signer(s) of the foregoing instrument, who duly acknowledged to me that they execute the same.

Notary Public

My Commission Expires: 3/17/2010

Residing at: Utah, UT

MATTHEW B. WIRTH
NOTARY PUBLIC • STATE of UTAH
1455 S. STATE ST.-STE #C
OREM, UTAH 84097
COMM. EXPIRES 3-17-2010

*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association or savings and loan association authorized to do such business in Utah; a corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah;