

DOC # 20240012482

Trust Deed Page 1 of 3
Gary Christensen Washington County Recorder
04/24/2024 10:31:16 AM Fee \$ 40.00
By S & S CONSTRUCTION INC



After recording return to:

S & S Construction, Inc.
1363 East 170 South, Suite 301
St. George, UT 84790

Tax Parcel ID: W-RASV-3-21

DEED OF TRUST

(with Assignment Of Rents, Security Agreement and Fixture Filing)

INCORPORATING MASTER FORM DEED OF TRUST
PURSUANT TO UTAH CODE SECTION 57-3-203

THIS DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "**Trust Deed**") is made and executed this 23rd of April, 2024, by S & S Construction, Inc., a Utah corporation ("**Trustor**") in favor of Southern Utah Title Company, a Utah corporation ("**Trustee**"), whose address is 20 North Main, Suite 300, St. George, Utah 84770, and James L. Sullivan, D. Craig Sullivan, CWLS Leasing, L.C., a Utah limited liability company, Fifty 50 Development, Inc., a Utah corporation, and Arrowhead Holdings, LLC, a Utah limited liability company (collectively referred to herein as "**Beneficiary**"), all of whose address is 1363 East 170 South, Suite 303, St. George, Utah 84790.

ARTICLE 1 GRANT AND CONVEYANCE

Trustor hereby assigns, grants, bargains, sells, conveys, warrants, and transfers to Trustee in trust, for the benefit of Beneficiary, with power of sale, and right of entry and possession, all of the right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to the following described real property located in Washington County, State of Utah (the "**Property**"):

**LOT 21, RIVERBEND AT SUNRISE VALLEY - PHASE 3 SUBDIVISION,
according to the Official Plat thereof, on file in the Office of the Recorder of
Washington County, State of Utah**

together with all Real Property and Personalty as described and defined in the Master Trust Deed (interpreted as if the foregoing Property were described on an Exhibit A attached to the Master Trust Deed).

ARTICLE 2 OBLIGATIONS SECURED

James L. Sullivan and D. Craig Sullivan have made and may continue to make a line of credit loan to Trustor (the "**Loan**"). The Loan is evidenced by a promissory note (the "**Note**")

executed by Trustor, as maker, in favor of Beneficiary, as payee. The Note is dated as of July 31, 2015. The Note stipulates an aggregate principal amount that the Loan may not exceed at any given time, which amount may be amended by the mutual agreement of maker and payee of the Note. The Loan will be and has been advanced under, and the Note has been issued pursuant to, a Line of Credit Loan Agreement between Trustor and Beneficiary dated as of July 31, 2015, as amended and or restated from time to time (the "**Loan Agreement**" and, together with the Note and this Trust Deed, the "**Loan Documents**"). CWLS Leasing, L.C., Fifty 50 Development, Inc. and Arrowhead Holdings, LLC have each pledged and are continuing to pledge certain real estate as collateral to facilitate bank loans made to Trustor pursuant to a Real Estate Pledge Reimbursement and Indemnification Agreement between Trustor and CWLS Leasing, L.C., Fifty 50 Development, Inc. and Arrowhead Holdings, LLC, as amended and or restated from time to time (the "**Pledge Reimbursement Agreement**").

This Trust Deed is given for the purpose of securing the Obligations as such term is defined in the Master Trust Deed, which is restated as follows:

- (a) Note. The payment and performance of each and every agreement and obligation under the Note, including without limitation, the payment of principal and interest outstanding and accrued under the Note.
- (b) Loan Documents. The payment and performance of each and every agreement and obligation of Trustor under this Trust Deed, the Note, the Loan Agreement, and any other document executed in connection with the Loan Documents, as such Loan Documents may be amended from time to time.
- (c) Pledge Reimbursement Agreement. The payment and performance of each and every agreement and obligation under the Pledge Reimbursement Agreement, as such Pledge Reimbursement Agreement may be amended from time to time, including without limitation, the requirement of Trustor to pay funds sufficient to release or reconvey the real property or other assets pledged or deeded as collateral pursuant to the Pledge Reimbursement Agreement, and any and all damages or payments that may be owed resulting from the breach of the Pledge Reimbursement Agreement.
- (d) Advances by Trustee or Beneficiary. The payment of all sums expended and advanced by Trustee or Beneficiary pursuant to the terms of this Trust Deed, the Loan Agreement, the Pledged Reimbursement Agreement, together with interest thereon as provided in this Trust Deed.
- (e) Extensions, Etc. The payment and performance of any extensions of, renewals of, modifications of, or additional advances under the Note or Pledge Reimbursement Agreement, or any of the obligations evidenced by the Note or Pledge Reimbursement

