

Trust Deed Page 1 of 19  
Gary Christensen Washington County Recorder  
07/22/2024 09:35:06 AM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

File No.: 180202-MMF

AND WHEN RECORDED MAIL TO:  
Taylor Derrick Capital, LLC  
2298 W. Horizon Ridge Pkwy #213  
Henderson, NV 89052

Parcel: W-SOL-2B-57-CC  
with an address of:  
Not Yet Assigned, Washington, Utah 84780

**DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND  
FIXTURE FILING  
(LOAN 749)**

**THIS DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY  
AGREEMENT, AND FIXTURE FILING** (this "Trust Deed") is made as of this **July 18, 2024** (the  
"Effective Date"), between **CW THE SOLIS, LLC**, a Utah limited liability company, having its  
principal place of business at 610 N 800 W, Centerville, UT 84014, as "**Borrower**", **Cottonwood  
Title Insurance Agency, Inc.**, having an address of 1996 East 6400 South, Suite 120, Salt Lake  
City, UT 84121, as "**Trustee**" for the benefit of **Mountain West REIT, LLC**, a Delaware limited  
liability company with an address of 404 N 300 W, Salt Lake City, UT 84103, as "**Lender**".

**RECITALS**

This Trust Deed is given to secure a loan (the "**Loan**") in the principal sum of Twenty Four Million and 00/100 Dollars (**\$24,000,000.00**) evidenced by that certain **SECURED PROMISSORY NOTE**, dated as May 5, 2017, as Amended and Restated April 2, 2018, as modified January 22, 2020, December 1, 2020, February 1, 2021, April 23, 2021, November 8, 2021, January 1, 2022, as Amended and Restated March 1, 2022, as further modified October 13, 2022 and March 1, 2023, made by Borrower in favor of Lender (such Secured Promissory Note, together with any further amendments, extensions, renewals, replacements, restatements or modifications thereof being hereinafter referred to as the "**Note**").

Borrower desires to secure the repayment of the Loan and the performance of all of its obligations under the Note, this Trust Deed, the Revolving Credit Loan Agreement dated May 5, 2017, as Amended and Restated April 2, 2018, as modified January 22, 2020, December 1, 2020, February 1, 2021, April 23, 2021, November 8, 2021, January 1, 2022, as Amended and Restated March 1, 2022, as further modified October 13, 2022 and March 1, 2023, and the other loan documents executed in connection therewith (collectively "**Loan Documents**"); and

This Trust Deed is given pursuant to the Note, and payment, fulfillment, and performance by Borrower of its obligations thereunder and under the other Loan Documents are secured hereby.


IN WITNESS WHEREOF, this Trust Deed has been executed by Borrower as of the day and year first above written.

**BORROWER:**

**CW THE SOLIS, LLC,**  
a Utah limited liability company

By: Cole West Home, LLC  
Its: sole Member/Manager


By: CW Development Group, LLC  
Its: sole Member/Manager

  
By: Colin H. Wright  
Its: sole Manager/ majority Member

**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  ):ss.  
COUNTY OF Davis            )

On the 18 day of July, 2024, personally appeared before me Colin H. Wright, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized and stated capacity, for the purposes contained herein.

  
NOTARY PUBLIC  
Residing at: Layton, UT



**EXHIBIT A**  
**(Legal Description)**

The land is situated in Washington County, State of Utah, and is described as follows:

Lot 57, SOLIS AT CORAL CANYON PHASE 2B, according to the official plat thereof as recorded in the office of the Washington County Recorder.

Property Address: Not Yet Assigned, Washington, UT 84780  
Parcel Identification Number: W-SOL-2B-57-CC