

Trust Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
01/07/2025 04:02:11 PM Fee \$40.00 By  
PROSPECT TITLE INSURANCE

WHEN RECORDED, MAIL TO:  
Beneficiary

Space Above for Recorder's Use

**Trust Deed**

THIS TRUST DEED is made this 27 day of September 2024, Between WRIGHT & ASSOCIATES LLC., a Utah Limited Liability Company, as Trustor, PROSPECT TITLE INSURANCE AGENCY LLC, as Trustee, and BOULDER FAMILY INVESTMENT, LLC, a Utah limited liability company, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Washington County.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 \$500,000.00 payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by 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 an adequate Builders Risk Insurance Policy on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in the event of default in payment of 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.

WRIGHT & ASSOCIATES, LLC, a Utah limited liability company

By: DEREK WRIGHT, LLC, a Utah limited liability company, Its Manager

By: [Signature]  
DEREK WRIGHT, Manager



STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 27 day of September, 2024, personally appeared before me DEREK WRIGHT who being duly sworn did say that he, the said DEREK WRIGHT is the Manager of DEREK WRIGHT L.L.C. a Utah limited liability company, which is the Manager of WRIGHT & ASSOCIATES, L.L.C., a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said DEREK WRIGHT acknowledged to me that he, as such Manager of said limited liability company, executed the same in the name of the limited liability company.

[Signature]  
Notary Public

My Commission Expires: 01/10/2027  
Residing at: Salt Lake

**EXHIBIT "A"**

Lot 63, COTTAM COVE PHASE 5, according to the official plat thereof, as recorded in the office of the Washington County Recorder.

Parcel Identification No. SG-CTC-5-63