

When recorded Mail To:
Gordon Stedjan
32 Sheppard Lane
Huntington, NY 11743

ENT 209998 : 2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Dec 31 08:38 AM FEE 40.00 BY SM
RECORDED FOR LegendsTitle LLC.
ELECTRONICALLY RECORDED

Space above this line for Recorder's use

Tax ID No. 14-032-0058

Trust Deed

THIS TRUST DEED is made this 16 DECEMBER, 2020, between MATTHEW KARL STEDJAN AND JEANETTE STEDJAN, as TRUSTOR, whose address is 560 EAST 1100 NORTH, PLEASANT GROVE, UTAH 84062, Legends Title L.L.C, as TRUSTEE, and GORDON STEDJAN whose address is 32 SHEPPARD LANE, HUNTINGTON, NY. 11743, as BENEFICIARY.

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

SEE ATTACHED EXHIBIT "A"



Tax ID No. 14-032-0058

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 \$335,000.00 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 fire 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.

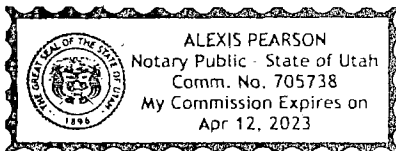
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.


MATTHEW KARL STEDJAN

JEANETTE STEDJAN

COURTESY RECORDING
This document is being recorded solely as a courtesy and as an accommodation only to the parties name therein. Legends Title LLC hereby expressly disclaims any responsibility or liability for the accuracy therein.

State of UTAH
County of UTAH

On the 30 day of DECEMBER, 2020, personally appeared before me MATTHEW KARL STEDJAN AND JEANETTE STEDJAN the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



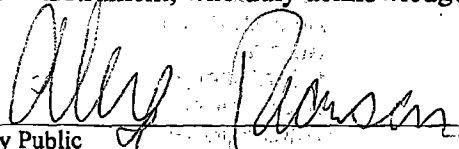

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing 11.69 chains South and 1044.76 feet West of the Northeast Corner of the Northwest Quarter of Section 21, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 150.00 feet; thence east 100.00 feet; thence North 150.00 feet; thence West 100.0 feet to the point of beginning.

Less and excepting therefrom any portion conveyed by Boundary Line Agreement recorded as Entry No. 93873, in Book 3329, at Page 601, of Official Records.

Also, Less and excepting therefrom any portion conveyed by Boundary Line Agreement recorded September 4, 2007, as Entry No. 129784:2007

Parcel No. 14-032-0058