

File No.: 133611DAA
When Recorded Mail To:
Jack and Mary Lois Wheatley Family Trust
1150 South Bonneville Drive
Salt Lake City, UT 84108

TRUST DEED

THIS TRUST DEED, made this 2 day of February, 2015 between Candlelight Homes, LLC, a Utah Limited Liability Company, as Trustor, Advanced Title Ins. Agency, L.C., as Trustee, and Jack and Mary Lois Wheatley Family Trust, as Beneficiary.

Trustor hereby CONVEYS and WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in Davis County, State of Utah:

All of Lot 319, Valentine Estates Cottage Homes Phase 3 PRUD, according to the official plat thereof on file and of record in the office of the Davis County Recorder.

Tax I.D.: 06-359-0319

Together with all building, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, 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 \$249,000.00 payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of all 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 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 thereof.

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

Candlelight Homes, LLC, a Utah Limited Liability Company




By: Bryan J. Flamm
Its: manager

STATE OF UTAH)
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COUNTY OF SALT LAKE)

On the 2 day of February, 2015, personally appeared before me Bryan J. Flamm, who being duly sworn did say that he is the manager of Candlelight Homes, LLC, and that he executed the same as duly authorized in the capacity indicated.

My Commission Expires: 7-10-17


Notary Public
Residing in: Salt Lake County

