



W3079274

Mail to:
MAC Capital
500 WESTOVER DR. # 3928
SANFORD, NC 27330
NAT No.: 40902-20-12846

E# 3079274 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
25-Aug-20 0144 PM FEE \$40.00 DEP TN
REC FOR: NORTH AMERICAN TITLE UT BOUNTIFUL
ELECTRONICALLY RECORDED

TRUST DEED

THIS TRUST DEED is made this 13th day of August, 2020, between **THS Freedom Properties, LLC**, as Trustor, whose address is 1123 North Fairfield Road, #1431, Layton, UT 84041; **North American Title, LLC** as Trustee, and **MAC Capital**, as Beneficiary.

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

Lot 20, Durfee Creek Estates No. 1, according to the official plat thereof, on file and of record in the Weber County Recorder's Office.

For identification purposes only: Tax Parcel No.: 17-138-0003

17-138-0003

Which has the property address of 6975 North Durfee Way, Liberty, UT 84310.


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 **\$104,000.00**, 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 thereof.

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 services performed by Trustee hereunder, including a reconveyance hereof.

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

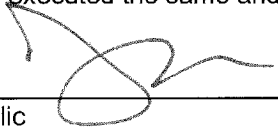
THS Freedom Properties, LLC

BY: 

Tyson D. Horne
Manager

STATE OF UTAH
COUNTY OF DAMS

On the 8/19/20, personally appeared before me Tyson D. Horne, who being by me duly sworn, did say that he/she, the said Tyson D. Horne is the Manager of THS Freedom Properties, LLC, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said Tyson D. Horne duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.



Notary Public

My Commission Expires: 10/17/22

