

WHEN RECORDED MAIL TO:

David B Kenney  
8426 S Azul Way  
Sandy, Utah 84093



\*W3135908\*

E# 3135908 PG 1 OF 1  
Leann H. Kilts, WEBER COUNTY RECORDER  
18-Mar-21 1109 AM FEE \$40.00 DEP DAC  
REC FOR: 1ST LIBERTY TITLE LC  
ELECTRONICALLY RECORDED

# TRUST DEED

With Assignment of Rents

THIS TRUST DEED, made the 17<sup>th</sup> of March 2021 between, Hongyang Liu, of Bountiful, Utah 84010, as **TRUSTOR**,  
Pettey and Associates Law Office L.C., as **TRUSTEE**, and  
**David B Kenney, of Sandy as BENEFICIARY**,

WITNESSETH: That Trustor **CONVEYS AND WARRANTS TO TRUSTEE IN TRUST WITH**  
**POWER OF SALE**, the following described property, situated in Weber County, State of Utah, to-wit:

Part of Lot 19, HUNTER HILL ADDITION NO. 1 and Part of Lot 1, HUNTER HILL ADDITION NO. 2, Ogden City, Weber County, Utah. Beginning at the Southwest corner of said Lot 1; thence North 71°58' East 83.31 feet; thence North 13°37'47" West 64.49 feet; thence South 61°00'24" East 6.91 feet; thence North 14°34'55" West 53 feet; thence North 88°56'03" West 52.45 feet; thence along a 60-foot radius curve to the right 58.12 feet; thence South 18°53'30" East 103.99 feet to beginning.

Tax Parcel No. 13-008-0001

**Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditament, 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 \$272,000 made by Trustor, 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 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 request 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.

*Hongyang Liu*

Hongyang Liu

STATE OF )

ss.

COUNTY OF )

On the 17<sup>th</sup> of March 2021, personally appeared before me, Hongyang Liu, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

*Mike [Signature]*  
Residing at: \_\_\_\_\_ Notary Public

My Commission Expires

