

RETURNED

JUL 19 2019

E 3173791 B 7308 P 691-692
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/19/2019 11:15 AM
FEE \$40.00 Pgs: 2
DEP RTT REC'D FOR ROWLAND WILSON

WHEN RECORDED RETURN TO:

Name:
Address:

14-534-003) **TRUST DEED**

THIS TRUST DEED is made this 15th day of July, 2019 between Rowland Scott Wilson, as Trustor, whose address is 1852 West 675 North, West Point, UT 84015, Mountain View Title and Escrow, as Trustee, and AG&D Venture, LLC, as Beneficiary.

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

ALL OF UNIT 37, SANDY POINT TOWNHOMES, PRUD, WEST POINT CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

also known by street and number as: 1852 West 675 North, West Point, UT 84015


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 \$163,000.00, 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.

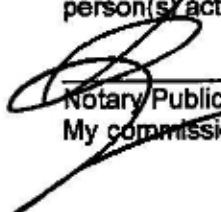
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS, the hand of said grantor this 15th day of July, 2019.


Rowland Scott Wilson

State of Utah
County of Davis

On this 15th day of July, 2019, personally appeared before me, the undersigned Notary Public, personally appeared Rowland Scott Wilson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: _____

