

3223389
BK 7441 PG 1061

E 3223389 B 7441 P 1061-1063
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/3/2020 12:42:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

WHEN RECORDED MAIL TO:

Hady Vakilian
6706 Candle Cv.
Salt Lake City, UT 84121

File No.: 121717-LMF

TRUST DEED

THIS TRUST DEED, dated January 30, 2020, between **Cameron Vakilian, as to an undivided fifty percent (50%) share and Patrick Fulton, as to an undivided fifty percent (50%) Share**, as Trustor(s), whose address is 620 Orchard Drive #47, North Salt Lake, UT 84054 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Hady Vakilian of 5600 6706 Candle Cv., Salt Lake City, UT 84121, as BENEFICIARY;

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

See Exhibit A attached hereto and made a part hereof

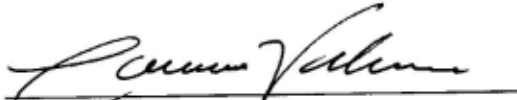
TAX ID NO.: 01-504-0047 (for reference purposes only)

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;


FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$67,00.00 (Sixty-Seven Thousand And No/100)**, 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 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.



Cameron Vakilian

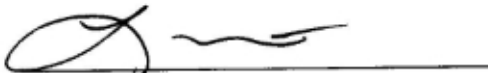


Patrick Fulton

STATE OF UTAH

COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this 30th day of January, 2020 by Cameron Vakilian and Patrick Fulton.



Notary Public



EXHIBIT A

Unit 47, contained within THE WINNIE - P.U.D., as the same is identified in the Record of Plat Map recorded in Davis County, Utah as Entry No. 3166613 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Winnie, recorded in Davis County, Utah as Entry No. 3166614 in Book 7286 at Page 313 (as said Declaration may have heretofore been amended or supplemented), together with the use and enjoyment in the Common Areas and Facilities.