

When Recorded Return to:



E# 3260763 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
25-Oct-22 11:43 AM FEE \$40.00 DEP DAC
REC FOR: REAL ADVANTAGE TITLE INSURANCE AGI
ELECTRONICALLY RECORDED

Jerico Funding Systems
6691 South 1300 East
Cottonwood Heights UT
84121

TRUST DEED

22-252-0602
22-4510-RM

THIS TRUST DEED is made this 24th DAY OF OCTOBER, 2022, between MICHAEL CROFT AND SHARMAIN KENNEDY CROFT, as Trustor, whose address is 4002 N 3775 E, Liberty, UT 84310, REAL ADVANTAGE TITLE COMPANY, as Trustee, and JERICO FUNDING SYSTEMS, L.C., as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in WEBER County, Utah:

SEE EXHIBIT "A" ATTACHED.

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 \$10,700.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expanded 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(s) requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinabove set forth.

MICHAEL CROFT

SHARMAIN KENNEDY CROFT

STATE OF UTAH

COUNTY OF

On OCTOBER 24, 2022, personally appeared before me MICHAEL CROFT AND SHARMAIN KENNEDY CROFT, the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public

My Commission Expires: 12-31-2023

Residing at: South Ogden Utah

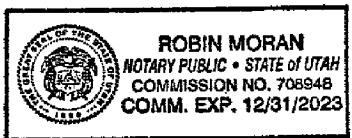


EXHIBIT "A"
Property Description

Order No.: 22-14516-RM
Parcel Number: 22-252-0002
Property Address: 4002 North 3775 East, Liberty, UT 84310

PROPERTY DESCRIPTION:

Property 1:

Lot 5, Cottonwood Hills Estates 1st Amendment - Lots 4 & 5, Weber County, Utah, according to the official plat thereof.

Tax Parcel #: 22-252-0002