



W3284849

When recorded return to:
Erich S. Sontag, Trustee
1703 N 5900 E
Eden, UT 84310

E# 3284849 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
26-May-23 0349 PM FEE \$40.00 DEP DAC
REC FOR: LINCOLN TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

DEED OF TRUST

THIS DEED OF TRUST is made this 26th day of May, 2023, between Daniel Cook and Maren Cook, husband and wife as joint tenants, whose address is 3926 W 5425 S, Roy, UT 84067, as Trustors, Lincoln Title Insurance Agency, whose address is 2225 Washington Blvd #110, Ogden, UT 84401, as Trustee, and Erich S. Sontag, Trustee, of The Erich S. Sontag Trust, dated July 21, 2011, whose address is 1703 N 5900 E, Eden, UT 84310, as Beneficiaries.

Trustors hereby COVENANT AND WARRANT TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Weber County, Utah:

LOT 21, PHEASANT MEADOWS SUBDIVISION PHASE 1, ROY CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Tax I.D. 09-409-0021

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 Three Hundred Thousand and 00/100 Dollars (\$300,000.00), payable to the order of Beneficiaries at the times, in the manner and with interest thereon, and payment of any sums expended or advanced by Beneficiaries to protect the security hereof.

Trustors agree 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 Trustors request that a copy of any notice of default and of any notice of sale hereunder be mailed to them at the address hereinbefore set forth.

In Witness whereof, this 26 day of May, 2023.


Daniel Cook


Maren Cook

ACCOMMODATION RECORDING ONLY
LINCOLN TITLE INSURANCE AGENCY, INC.
MAKES NO REPRESENTATION AS TO CONDITION
OF TITLE, NOR DOES IT ASSUME ANY
RESPONSIBILITY FOR VALIDITY, SUFFICIENCY
OR AFFECT OF DOCUMENT.

STATE OF UTAH)
)ss.
COUNTY OF Weber)

On the 26 day of May, 2022, personally appeared before me Daniel Cook and Maren Cook, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

[Signature]
Notary Public

My Commission Expires:

Residing at:

