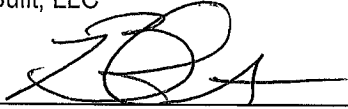


In Witness whereof, this 27 day of June, 2023.

JC Built, LLC

By:



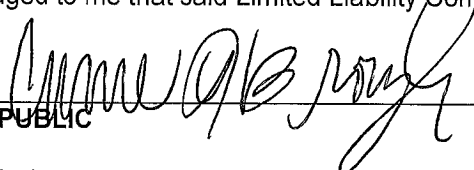
B. Justin Tolman, Member/Manager

STATE OF UTAH)

)ss.

COUNTY OF Weber)

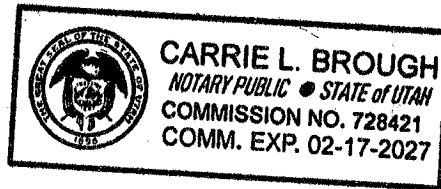
On the 27 day of June, 2023, personally appeared before me, B. Justin Tolman, who did say that he is a Member/Manager of JC Built, LLC, that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of B. Justin Tolman and that he duly acknowledged to me that said Limited Liability Company executed the same.



NOTARY PUBLIC

My Commission Expires:

Residing at:





W3288598

File No. 039515
When recorded return to:
CW Investments, LLC
1758 S 1900 W #B06
West Haven, UT 84401

E# **3288598** PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
28-Jun-23 0111 PM FEE \$40.00 DEP CF
REC FOR: LINCOLN TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

DEED OF TRUST

THIS DEED OF TRUST is made **June 27, 2023**, between **JC Built, LLC whose address is 3712 W 2475 S, Ogden, UT 84401**, as Trustors, **Lincoln Title Insurance Agency, whose address is 2225 Washington Blvd #110, Ogden, UT 84401**, as Trustee, and **CW Investments, LLC, whose address is 1758 S 1900 W #B06, West Haven, UT 84401**, as Beneficiary.

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

Lots 121, 127, 134, 136, and 145, WINSTON PARK SUBDIVISION, according to the official plat thereof, on file in the office of the Weber County Recorder, Utah.

Tax I.D. 15-796-0027,0034,0036,0045 DB 15-796-0021 DB

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 Six Hundred Thirty Three Thousand One Hundred Forty Two and 26/100 Dollars **(\$633,142.26)**, payable to the order of Beneficiary at the times, in the manner and with interest at the rate of 0%, and payment of any sums expended or advanced by Beneficiary to protect the security hereof, with a maturity date of June 27, 2024.

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 it at the address hereinbefore set forth.