

RECORDING REQUESTED BY AND  
WHEN RECORDED, MAIL TO:



\*W3322491\*

Sky Ranch Partners, LLC  
7255 E 1000  
P.O. Box 215  
Huntsville, UT 84317

E# 3322491 PG 1 OF 5  
Leann H. Kilts, WEBER COUNTY RECORDER  
22-Apr-24 0855 AM FEE \$40.00 DEP SD  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I  
ELECTRONICALLY RECORDED

177355-CAF  
TIN 21-172-0003

(Space Above This Line for Recorder's Use)

**DEED OF TRUST**

THIS TRUST DEED is made this 19<sup>th</sup> day of April, 2024, between Sky Ranch Partners, LLC, as Trustor, First American Title Insurance Company whose address is 215 South State Street, Suite 380, Salt Lake City, Utah 84111, as Trustee, and Allen L Basso as Trustee for the Basso Family Trust dated 7-3-1990 and Entrust Group IRA FBO Allen L. Basso A/C #24347, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Weber County, Utah as described on Exhibit A of this document:

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 promissory notes of even date herewith, in the principal sum of \$1,500,000, 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.

[ Signature Page Follows ]

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the day and year set forth above.

**"TRUSTOR"**

Sky Ranch Partners, LLC,  
a Utah limited liability company

By: 

Name: Scott R. Brusseau

Title: Manager

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

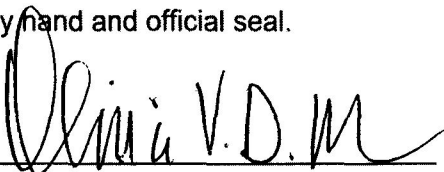
State of California  
County of San Diego )

On April 2, 2024 before me, Olivia V.D. Mack, Notary Public  
(insert name and title of the officer)

personally appeared Scott R. Brusseau  
who 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 to 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

Lot 3, SKY RANCH, according to the official plat thereof, recorded June 14, 2022 as Entry No. 3241023 in Book 93 at Page 27, in the office of the Weber County Recorder.

**PARCEL 1A:**

A non-exclusive easement, appurtenant to Parcel 1 described hereinabove, for the purpose of operating, constructing, replacing, relocating, removing, operating, using, maintaining, and repairing secondary water utility lines and related facilities, granted in that certain Utility Easement Agreement recorded June 8, 2023 as Entry No. 3286282 in the records of the County Recorder of Weber County, State of Utah, on, over, across, under, and through the following:

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING SOUTH 2400.92 FEET AND EAST 2689.26 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6 (SAID WEST QUARTER CORNER BEING SOUTH 00°16'36" WEST 2654.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 6); THENCE NORTH 88°28'44" EAST 7.65 FEET; THENCE NORTH 84°47'33" EAST 72.36 FEET; THENCE NORTH 61°06'03" EAST 182.29 FEET; THENCE NORTH 59°38'00" EAST 230.66 FEET; THENCE NORTH 42°28'41" EAST 168.21 FEET; THENCE NORTH 24°35'24" EAST 89.70 FEET; THENCE NORTH 27°50'20" EAST 171.57 FEET; THENCE NORTH 23°03'08" EAST 127.65 FEET; THENCE NORTH 33°03'27" EAST 150.26 FEET; THENCE NORTH 88°58'05" EAST 24.15 FEET; THENCE SOUTH 33°03'27" WEST 162.05 FEET; THENCE SOUTH 23°03'08" WEST 126.73 FEET; THENCE SOUTH 27°50'20" WEST 171.84 FEET; THENCE SOUTH 24°35'24" WEST 92.28 FEET; THENCE SOUTH 42°28'41" WEST 174.38 FEET; THENCE SOUTH 59°38'00" WEST 233.93 FEET; THENCE SOUTH 61°06'03" WEST 186.74 FEET; THENCE SOUTH 84°47'33" WEST 77.20 FEET; THENCE SOUTH 88°28'44" WEST 7.58 FEET; THENCE NORTH 03°33'20" WEST 20.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM any portion located within the boundaries of the following described parcel of land, to-wit:

A PARCEL OF LAND LYING AND SITUATE IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 89°55'06" WEST 1457.00 FEET (MEASURED) BETWEEN THE WEBER COUNTY BRASS CAP WITNESS MONUMENT NEAR THE INTERSECTION OF 7900 EAST STREET AND STOKER LANE AND, THE WEBER COUNTY BRASS CAP MONUMENT WITNESSING THE SOUTH QUARTER CORNER OF SAID SECTION 6. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEBER COUNTY SURVEYOR'S BRASS CAP WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 89°46'57" WEST 210.80 FEET TO THE PURPORTED SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 01°31'28" EAST 1330.82 FEET COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 TO THE NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548" MARKING THE C-S 1/16TH CORNER; THENCE NORTH 88°53'36" EAST 115.13 FEET COINCIDENT WITH THE NORTH LINE OF SAID SIXTEENTH SECTION TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548" AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH SAID SIXTEENTH SECTION LINE NORTH 88°53'36" EAST 393.66 FEET TO A POINT DESCRIBED AS BEING THE NORTHWEST CORNER OF WEBER COUNTY TAX PARCEL 21-005-0040 AND A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE THE FOLLOWING TWO (2) COURSES COINCIDENT WITH THE PERIMETER OF SAID PARCEL AND THE PROLONGATION THEREOF, 1) SOUTH 01°06'24" EAST 311.50 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; 2) NORTH 88°39'34" EAST 1295.30 FEET TO A POINT DESCRIBED AS BEING THE SOUTHEAST CORNER OF WEBER COUNTY TAX PARCEL 21-005-0045 AND A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE SOUTH 31°05'21"

WEST 370.38 FEET; THENCE SOUTH 01°20'55" EAST 26.08 FEET TO A POINT DESCRIBED AS BEING THE NORTHEAST CORNER OF WEBER COUNTY TAX PARCEL 21-005-0029; THENCE THE FOLLOWING TWO (2) COURSES COINCIDENT WITH THE PERIMETER OF SAID PARCEL 1) SOUTH 88°41'52" WEST 335.75 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; 2) SOUTH 00°56'35" EAST 124.18 FEET TO A POINT DESCRIBED AS BEING ON THE NORTH BOUNDARY OF WEBER COUNTY TAX PARCEL 21-005-0050 AND A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE THE FOLLOWING TWO (2) COURSES COINCIDENT WITH SAID PARCEL 1) SOUTH 89°03'25" WEST 205.16 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; 2) SOUTH 13°05'00" EAST 127.19 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE SOUTH 57°33'16" WEST 301.48 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE SOUTH 58°07'38" WEST 374.39 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE NORTH 29°46'16" WEST 260.00 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE SOUTH 72°25'12" WEST 259.47 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE NORTH 02°22'32" WEST 1088.90 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 21-172-0003

**BT**    **BT**