

when recorded, mail to: The Danjanovich Family Protection Trust 955 E. Chambers St. Swip 202 South Ogden, Ut 844025 E 3341978 B 7685 P 1427-1432
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/28/2021 3:14:00 PM
FEE \$40.00 Pgs: 6
DEP eCASH REC'D FOR BACKMAN TITLE SERV

TRUST DEED

Order No. 6-092026

THIS TRUST DEED is made this 27 day of January, 2021, between Parke Way, LLC, a Utah Limited Liability Company, Trustors, whose address is 2219 E. Lorita Way, Cottonwood Heights, Utah 84093, and BACKMAN TITLE SERVICES LTD, as Trustee, and The Danjanovich Family Protection Trust, dated the 1st day of December, 2012, as Beneficiary.

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

SEE ATTACHED LEGAL DESCRIPTION.

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 \$575,000.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums 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.

President

By: Dennis E. Peters,

Of Tiffany Homes, Inc., the Manager of Parke Way

LLC, a Utah Limited Liability Company

STATE OF	Utah)			
County of	Weber) SS.)			
by Denn	is E. Peters,	was acknowledged before me on, the Manager of Parke W	 day of Limited Lis	January, 2021 ability Company	

Commission Expires:____

Residing at:

SHALIE SWARTZ
Notary Public State of Utah
My Commission Expires on:
October 11, 2022
Comm. Number: 702777

LEGAL DESCRIPTION

Order No. 6-092026

PARCEL 1:

Craig Estates Phase 3 Cluster Subdivision – Second Amended Proposed Lot 327

Beginning at the Northwest Corner of Lot 211, Craig Estates Phase 2 Cluster Subdivision, also being on the south line of Cherry Village Subdivision No. 4, said point being South 0°06'28" West 1518.83 feet along the section line and West 1554.74 feet from the Northeast Corner of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running; Thence South 00°08'28" West 94.50 feet along the west line to the Southwest Corner of said Lot 211, Craig Estates Phase 2 Cluster Subdivision, also being on the north line of Craig Lane (2015 South); Thence westerly 114.34 feet along the arc of a 430.00 foot radius curve to the left, (center bears South 08°18'57" East and the long chord bears South 74°04'00" West 114.00 feet with a central angle of 15°14'06") along the north line of Craig Lane, (2015 South); Thence North 0°08'28" East 125.77 feet to the south line of Criddle Homestead Phase 3; Thence North 89°59'25" East 109.54 feet along the south line of Criddle Homestead Phase 3 to and along the south line of Cherry Village Subdivision No.4 to the point of beginning.

PARCEL 2:

Craig Estates Phase 3 Cluster Subdivision -- Second Amended Proposed Lot 328

Beginning at a point on the south line of Criddle Homestead Phase 3, said point being South 0°06'28" West 1518.74 feet along the section line and West 1664.29 feet from the Northeast Corner of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running; Thence South 00°08'28" West 125.77 feet to the north line of Craig Lane (2015 South); Thence Westerly 12.29 feet along the arc of a 430.00 foot radius curve to the left, (center bears South 23°33'04" East and the long chord bears South 65°37'48" West 12.29 feet with a central angle of 1°38'16") along the north line of Craig Lane, (2015 South); Thence Westerly 93.68 feet along the arc of a 370.00 foot radius curve to the right, (center bears North 25°11'20" West and the long chord bears South 72°03'51" West 93.43 feet with a central angle of 14°30'23") along the north line of Craig Lane, (2015 South); Thence North 0°08'28" East 159.60 feet to the South line of Criddle Homestead Phase 4; Thence North 89°59'25" East 100.00 feet along the South line of Criddle Homestead Phase 3 to the point of beginning.

PARCEL 3:

Craig Estates Phase 3 Cluster Subdivision – Second Amended Proposed Lot 329

Beginning at a point on the south line of Criddle Homestead Phase 4, said point being South 0°06'28" West 1518.76 feet along the section line and West 1814.29 feet from the Northeast Corner of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running; Thence South 00°08'28" West 165.53 feet to the north line of Craig Lane (2015 South); Thence Westerly 85.36 feet along the arc of a 370.00 foot radius curve to the right, (center bears North 2°52'37" East and the long chord bears North 86°16'05" West 85.17 feet with a central angle of 13°13'04") along the north line of Craig Lane, (2015 South); Thence North 0°08'28" East 159.98 feet to the south line of Criddle Homestead Phase 4 to and along the south line of Criddle Homestead Phase 3; Thence North 89°59'25" East 85.00 feet along the South line of Criddle Homestead Phase 3 to the point of beginning.

PARCEL 4:

Craig Estates Phase 3 Cluster Subdivision – Second Amended Proposed Lot 330

Beginning at a point on the south line of Criddle Homestead Phase 3, said point being South 0°06'28" West 1518.78 feet along the section line and West 1899.29 feet from the Northeast Corner of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running; Thence South 00°08'28" West 159.98 feet to the north line of Craig Lane (2015 South); Thence Westerly 89.15 feet along the arc of a 370.00 foot radius curve to the right, (center bears North 2°52'37" East and the long chord bears North 72°45'25" West 88.93 feet with a central angle of 13°48'17") along the north line of Craig Lane, (2015 South); Thence North 0°08'28" East 133.60 feet to the south line of Criddle Homestead Phase 3; Thence North 89°59'25" East 85.00 feet along the South line of Criddle Homestead Phase 3 to the point of beginning.

PARCEL 5:

Craig Estates Phase 3 Cluster Subdivision – Second Amended Proposed Lot 331

Beginning at a point on the south line of Criddle Homestead Phase 3, said point being South 0°06'28" West 1518.79 feet along the section line and West 1984.29 feet from the Northeast Corner of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running; Thence South 00°08'28" West 133.60 feet to the north line of Craig Lane (2015 South); Thence Westerly 8.56 feet along the arc of a 370.00 foot radius curve to the right, (center bears North 24°08'44" Bast and the long chord bears North 65°11'30" West 8.56 feet with a central angle of 1°19'33") along the north line of Craig Lane, (2015 South); Thence westerly 84.29 feet along the arc of a 430.00 foot radius curve to the left, (center bears South 25°28'17" West and the

long chord bears North 70°08'39" West 84.15 feet with a central angle of 11°13'51") along the north line of Craig Lane, (2015 South); Thence North 0°08'28" East 101.41 feet to the south line of Criddle Homestead Phase 4; Thence North 89°59'25" East 87.00 feet along the south line of Criddle Homestead Phase 4 to and along the South line of Criddle Homestead Phase 3 to the point of beginning.

PARCEL 6:

Craig Estates Phase 3 Cluster Subdivision – Second Amended Proposed Lot 332

Beginning at a point on the south line of Criddle Homestead Phase 4, said point being South 0°06'28" West 1518.81 feet along the section line and West 2071.29 feet from the Northeast Corner of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running; Thence South 00°08'28" West 101.41 feet to the north line of Craig Lane (2015 South); Thence Westerly 105.81 feet along the arc of a 430.00 foot radius curve to the left, (center bears South 25°28'17" West and the long chord bears North 82°48'33" West 105.55 feet with a central angle of 14°05'58") along the north line of Craig Lane, (2015 South); Thence North 89°51'32" West 3.50 feet along the north line of Craig Lane, (2015 South) to the Southeast Corner of Lot 301, Craig Estates Phase 3 Cluster Subdivision; Thence North 0°08'28" East 88.17 feet along the east line to the Northeast Corner of Lot 301, Craig Estates Phase 3 Cluster Subdivision, also being on the South line of Criddle Homestead Phase 4; Thence North 89°59'25" East 108.25 feet along the South line of Criddle Homestead Phase 4 to and along the South line of Criddle Homestead Phase 3 to the point of beginning.

PARCEL 7:

Craig Estates Phase 3 Cluster Subdivision – Second Amended Proposed Lot 333

Beginning at a point on the north line of Hunter's Crossing Subdivision Phase 4, said point being South 0°06'28" West 1753.15 along the section line and West 2094.55 feet from the Northeast Corner of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running; Thence North 89°51'32" West 120.00 feet along the north line of Hunter's Crossing Subdivision Phase 4 to the Southeast Corner of Lot 325 of Craig Estates Phase 3 Cluster Subdivision; Thence North 00°08'28" East 85.94 feet along the east line to the Northeast Corner of said Lot 325, Craig Estates Phase 3 Cluster Subdivision, being on the south line of Craig Lane (2015 South); Thence South 89°51'32" East 38.38 feet along the south line of Craig Lane, (2015 South); Thence Easterly 82.30 feet along the arc of a 370.00 foot radius curve to the right,

(center bears South 00°08'28" West and the long chord bears South 83°29'13" East 82.13 feet with a central angle of 12°44'38") along the south line of Craig Lane, (2015 South); thence South 00°08'28" West 76.83 feet to the point of beginning.