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BK 7970 PG 1619

E 3464658 B 7970 P 1619-1621
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/21/2022 4:15:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
Utah First Federal Credit Union 200 E South Temple, Suite 200 Salt Lake City, UT 84111 96-037-0190

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME 2230 Provo River, LLC				
OR				
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS 179 West 500 South	CITY Salt Lake City	STATE UT	POSTAL CODE 84101	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY USA

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Utah First Federal Credit Union				
OR				
3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS 200 E South Temple	CITY Salt Lake City	STATE UT	POSTAL CODE 84111	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

All Furniture, Fixtures, and Equipment located at 999 North 500 West, Bountiful, Utah 84010.; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing.

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
 Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
 Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

OR	9a. ORGANIZATION'S NAME	2230 Provo River, LLC		
	9b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME			
	ADDITIONAL NAME(S)/INITIAL(S)			SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

OR	10a. ORGANIZATION'S NAME				
	10b. INDIVIDUAL'S SURNAME				
	INDIVIDUAL'S FIRST PERSONAL NAME				
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)			SUFFIX	
	10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

OR	11a. ORGANIZATION'S NAME				
	11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
	11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:
 covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):
2230 Provo River, LLC
179 West 500 South
Salt Lake City, UT 84101

16. Description of real estate:
Exhibit A.

17. MISCELLANEOUS:

EXHIBIT A

A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 500 WEST STREET, SAID POINT BEING NORTH 00°08'30" WEST 1943.51 FEET ALONG THE SECTION LINE, AND SOUTH 89°51'30" WEST 161.15 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING NORTH 00°22'48" EAST 1547.01 FEET ALONG THE CENTERLINE OF 500 WEST STREET, AND NORTH 89°37'12" WEST 40.00 FEET FROM THE CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF 400 NORTH STREET AND 500 WEST STREET AND RUNNING THENCE NORTH 89° 37'12" WEST 310.38 FEET; THENCE NORTH 65°05'01" WEST 29.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 15 AND A 2776.90 FOOT RADIUS CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 64°20' 25" EAST); THENCE ALONG THE ARC OF SAID CURVE 1.75 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING TWO COURSES: NORTH 27° 58'50" EAST, A DISTANCE OF 277.61 FEET TO A U.D.O.T. RIGHT OF WAY MARKER ON SAID EAST LINE AND NORTH 32°30'37" EAST, A DISTANCE OF 245.40 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY, SOUTH 89° 35'53" EAST, A DISTANCE OF 67.50 FEET TO A U.D.O.T. RIGHT OF WAY MARKER ON THE WEST LINE OF 500 WEST STREET; THENCE SOUTH 00°22'48" WEST, A DISTANCE OF 283.53 FEET ALONG SAID WEST LINE OF 500 WEST STREET; THENCE SOUTH 89°22' 27" EAST, A DISTANCE OF 10.00 FEET TO A U.D.O.T. RIGHT OF WAY MARKER ON THE WEST LINE OF 500 WEST STREET; THENCE SOUTH 00°22'48" WEST, A DISTANCE OF 184.13 FEET ALONG SAID WEST LINE, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE FOR A SAFETY IMPROVEMENT OF THE EXISTING HIGHWAY U.S. ROUTE 89 KNOWN AS PROJECT NO. S-0089(465)389, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING WESTERLY RIGHT OF WAY LINE OF US ROUTE 89 (500 WEST STREET, BOUNTIFUL) WHICH POINT IS 2047.35 FEET NORTH 0°08'30" WEST ALONG THE SECTION LINE AND 160.16 FEET SOUTH 89°51'30" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 24, SAID POINT ALSO BEING NORTH 0°22'48" EAST 1650.71 FEET ALONG THE MONUMENT LINE IN SAID US ROUTE 89 AND 40.00 FEET SOUTH 89°51'30" WEST FROM A DAVIS COUNTY MONUMENT IN THE INTERSECTION OF 400 NORTH STREET AND SAID US ROUTE 89 (NOTE: SAID POINT OF BEGINNING IS 48.08 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF U.S.-89 OF SAID PROJECT ENGINEER STATION 4+73.00) AND RUNNING THENCE NORTH 89°12'47" WEST 12.92 FEET TO A POINT WHICH IS 61.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 4+73.00; THENCE NORTH 0°47'13" EAST 16.00 FEET PARALLEL TO SAID CONTROL LINE; THENCE SOUTH 89°12'47" EAST 10.00 FEET; TO A POINT WHICH IS 51.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 4 +89.00; THENCE NORTH 0°47'13" EAST 10.00 FEET PARALLEL TO SAID CONTROL LINE; THENCE NORTH 89° 12'47" WEST 10.00 FEET TO A POINT WHICH IS 61.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 4+99.00; THENCE NORTH 0°47'13" EAST 54.77 FEET TO A POINT WHICH IS 60.97 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 5 +54.20; THENCE SOUTH 89°22'27" EAST 12.35 FEET TO SAID EXISTING WESTERLY RIGHT OF WAY LINE AT A POINT WHICH IS 48.62 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 5+54.15; THENCE SOUTH 0°22'48" WEST 80.80 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

NOTE: ROTATE ABOVE BEARINGS 0°19'52" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.