

When recorded return to:
BLF Investments LLC
534 Anita Dr
Kaysville, UT 84037

DEED OF TRUST

THIS DEED OF TRUST is made November 15, 2022, between Ovation Homes, LLC, whose address is 520 N Kays Drive, Kaysville, UT 84037, as Trustor, Lincoln Title Insurance Agency, whose address is 2225 Washington Blvd #110, Ogden, UT 84401, as Trustee, and BLF Investments LLC, whose address is 534 Anita Dr, Kaysville, UT 84037, as Beneficiary.

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

LOT 711, HARVEST FIELDS PRUD - PHASE 7, WEST POINT CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Tax I.D. 15-096-0711

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 Four Hundred Twelve Thousand Four Hundred Ninety Four and 00/100 Dollars (\$412,494.00), payable to the order of Beneficiary at the times, in the manner and with interest thereon, 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).

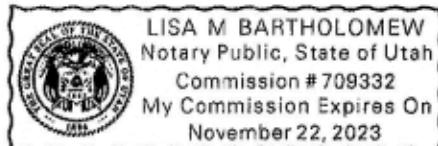
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to it at the address hereinbefore set forth.

In Witness whereof, this 15th day of November, 2022.

Ovation Homes, LLC

By:


Craig Jacobsen, Authorized Agent



STATE OF UTAH)
)ss.
COUNTY OF DAVIS)

On the 15 day of November, 2022, personally appeared before me, Craig Jacobsen, who did say that he is an authorized agent of Ovation Homes, LLC, that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of Craig Jacobsen and that he duly acknowledged to me that said Limited Liability Company executed the same.

Lisa Bartholomew
NOTARY PUBLIC

My Commission Expires: November 22, 2023

Residing at: DAVIS Co. UTAH

