

WHEN RECORDED MAIL TO:
Funding Financial Solutions LLC
2783 East 6025 South
South Ogden, UT 84403

167960-LMP

TRUST DEED

THIS TRUST DEED, dated April 21, 2023, between **Carla Lundell and Timothy Lundell, wife and husband as joint tenants** as Trustor(s), whose address is 2399 North 10 West, Layton, UT 84041 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Funding Financial Solutions, LLC. of 2783 East 6025 South, South Ogden, UT 84403, as BENEFICIARY;

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in Davis County, State of Utah:
Lot 367, ANTELOPE HILL SUBDIVISION PHASE 3, according to the official plat thereof on file and of record in the office of the Davis County Recorder.


TAX ID NO.: 09-315-0367 (for reference purposes only)

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

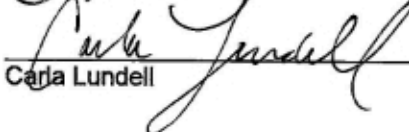
FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$50,000.00 (Fifty Thousand And No/100)**, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, 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.



Timothy Lundell



Carla Lundell

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.

STATE OF UTAH

COUNTY OF DAVIS

On this 21 day of April, 2023, before me, personally appeared Carla Lundell and Timothy Lundell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public



EXHIBIT A

Lot 367, ANTELOPE HILL SUBDIVISION PHASE 3, according to the official plat thereof on file and of record in the office of the Davis County Recorder.