

**PIN: 06-093-0076**

After recording, return to:  
RMWBH PC  
1 Cowboys Way, Suite 585  
Frisco, Texas 75034  
Attn: Lili Le

**DEED OF TRUST**

THIS DEED OF TRUST, entered into this 26th day of July , 2023 , by and between:

**Trustor** (sometimes referred to below as "Borrower"):  
D Wood Hotel, LLC, a Utah limited liability company

**Trustee:**

Metro National Title  
345 E Broadway, Salt Lake City, Utah 84111

**Beneficiary** (sometimes referred to below as "Lender"):  
RMRS Capital Lender LLC, a Texas limited liability company

The Subject Real Property is fully described in attached Exhibit A to this Deed of Trust.

If subject property is sold, transferred or conveyed, at the beneficiary's option, the entire unpaid principal balance, together with accrued interest, shall become immediately due and payable.

This Deed of Trust, made on the above date between the Trustor, Trustee and Beneficiary above named.

Riders to this Deed of Trust. If one or more riders are executed by you and recorded together with this Deed of Trust, the covenants and agreements of each such rider will be incorporated into and will amend and supplement the covenants and agreements of this Deed of Trust as if the rider(s) were a part of this Deed of Trust. [check box as applicable]:

- Adjustable Rate Rider       Condominium Rider
- Balloon Rider                 Planned Unit Development Rider
- 1-4 Family Rider             Other(s) [specify]

**1. Conveyance.** Trustor irrevocably grants and conveys to Trustee in trust, with power of sale, the Subject Real Property, Trustor is indebted to the Beneficiary in the principal sum of (\$4,500,000.00) **FOUR MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS** as evidenced by a Promissory Note dated July 26, 23 and executed by Trustor and Beneficiary, terms of which are incorporated herein by reference, which are subject to covenants, conditions, restrictions, rights of way and easements of record, to be held as security for the payment by Trustor of the Note, as well as the prompt payment of any additional indebtedness accruing to Beneficiary on account of any future payments, advances or expenditures made by Beneficiary pursuant to the Promissory Note or this Deed of Trust or any other agreement, document, or instrument securing payment of the indebtedness evidenced by the Promissory Note, Deed of Trust, or other document, and for the performance of other obligations of Trustor as set forth in this Deed of Trust.

**2. Appurtenances.** Trustor grants, together with the Subject Real Property, all buildings and improvements now or hereafter erected thereon, and all fixtures attached to or used in connection with the Subject Real Property (including, without limiting the generality of the foregoing, all ventilating, heating, air conditioning, refrigeration, plumbing and lighting fixtures), together with all leases, rents, issues, profits or income therefrom (hereinafter Property Income), subject however, to the right, power and authority hereinafter given to Beneficiary to collect and apply such property income.

**3. Taxes and Assessments and Trust Expenses.** Trustor shall pay before delinquent taxes and assessments affecting the Subject Real Property or any part thereof, which appear to be prior or superior hereto all cost, fees and expenses of this trust and all lawful charges, costs and expenses of any reinstatement of the Deed of Trust following default.

**4. Fire Insurance.** Trustor shall, at Trustor's expense, maintain in force fire and extended coverage insurance in any amount of not less than full replacement value of any buildings which may exist on the Subject Real Property with loss payable to Beneficiary. Trustor shall provide fire insurance protection on his furniture, fixtures and other personal property on the Subject Real Property in an amount equal to the full insurable value thereof and promises that any insurance coverage in this regard will contain a waiver of the insurer's right of the subrogation against Beneficiary.

**5. Liability Insurance.** Trustor shall, at Trustor's expense, maintain in force standard policies of insurance in an amount not less than the appraised value of the Subject Real Property, or as otherwise may be required by a mortgage lender senior in time and right to Beneficiary, that names Beneficiary as an additional insured thereunder, insuring Trustor against any claims resulting from the injury to or the death of any person or the damage to or the destruction of any property belonging to any person by reason of Beneficiary's interest hereunder or the use and occupancy of the Subject Real Property by Trustor.

**6. Processing of Insurance Policies.** Trustor shall promptly deliver to Beneficiary the originals or true and exact copies of all insurance policies required by this Deed of Trust. Trustor shall not do or omit to do any act that will in any way impair or invalidate any insurance policy required by this Deed of Trust. All insurance policies shall contain a written obligation of the insurer to notify Beneficiary in writing at least 10 days prior to any cancellation thereof.

**7. Indemnification of Trustee and Beneficiary.** Trustor shall hold Trustee and Beneficiary harmless from and indemnify them for any and all claims raised by any third party against Trustee or Beneficiary resulting from their interests hereunder or the acts of Trustor. Such indemnification shall include reasonable attorney's fees and costs, including cost of evidence of title.

**8. Right of Beneficiary or Trustee to Pay Obligations of Trustor.** If Trustor fails or refuses to pay any sums due to be paid by it under the provisions of this Deed of Trust, or fails or refuses to take any action as herein provided, then Beneficiary or Trustee shall have the right to pay any such sum due to be paid by Trustor and to perform any act necessary. The amount of such sums paid by Beneficiary or Trustee for the account of Trustor and the cost of any such action, together with interest thereon at the maximum legal contractual rate per annum, from the date of payment until the satisfaction, shall be added to the Note.

The payment of Beneficiary or Trustee of any such sums or the performance of any such action shall be prima facie evidence of the necessity, therefore.

**9. Condemnation.** Any award of damages in connection with any condemnation or injury to any of the Subject Real Property by reason of public use or for damages for private trespass or injury thereto, are assigned in full and shall be paid to Beneficiary, who shall apply them to payment of the principal of the Note, the interest thereon, and any other charges or amounts secured hereby in such manner as Beneficiary may elect. Any remaining balance shall be paid to Trustor. Beneficiary may, at Beneficiary's option, appeal from any such award in the name of Trustor. Unless Trustor and Beneficiary otherwise agree in writing, any application of such proceeds to principal shall not extend or postpone the due dates of any installment payments of the Note or change the amount of such payments.

**10. Care of Property.** Trustor shall take reasonable care of the Subject Real Property and the buildings thereon and shall maintain them in good repair and condition as at the original date of this Deed of Trust, ordinary depreciation excepted. Trustor shall commit or permit no waste and do no act which will unduly impair or depreciate the value of the Subject Real Property as required, then Beneficiary or Trustee, at their option, may make necessary repairs and add the cost thereof to the Note. Trustor shall purchase and use on the Subject Real Property the amount of water to which it is or shall be entitled and shall not abandon any water rights, power rights or any rights of whatever nature which are appurtenant to the Subject of Real Property.

**11. Right to Inspect Subject Real Property.** At all convenient and reasonable times, upon prior notice to Trustor, Beneficiary or Trustee shall have the right and license to go on and into the Subject Real Property to inspect it in order to determine whether the provisions of the Deed of Trust are being kept and performed.

**12. Acceleration.** In the event of default by Trustor, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written notice setting forth the nature thereof and of election to cause the Subject Real Property to be sold under this Deed of Trust. Beneficiary shall also deposit with Trustee all documents evidencing the Note and any expenditures secured hereby. Should Lender(s) be a corporation or an unincorporated association, then any officer thereof may declare Borrowers to be in default as proved in Paragraph 13 and request Trustee to sell the Property

**13. Event of Default.** Each of the following shall be considered an event of default of the Deed of Trust:

- a. The failure of Trustor to make any payment due hereunder or under the Note on or before the due date thereof;
- b. The failure of Trustor to perform any duty required by this Deed of Trust or the Note.
- c. The sale or attempted sale of the Subject Real Property by Trustor without the prior written consent of Beneficiary;
- d. Encumbrance of the Subject Real Property whether voluntary or involuntary by any lien or deed of trust without the prior written consent of Beneficiary;

- e. Unless approved by Trustee in writing any Lease or attempted lease or rental of the Subject Real Property that is inconsistent with Trustor's use and occupancy of the Subject Real Property as Trustor's principal residence.
- f. The removal or attempted removal by Trustor of any property included in the Subject Real Property without the consent of Beneficiary;
- g. Abandonment of the Subject Real Property by Trustor;
- h. The filing, execution or occurrence of:
  - (1) A petition in bankruptcy by or against Trustor;
  - (2) Adjunction of Trustor as a bankrupt or insolvent, or insolvency in the bankruptcy equity sense.
- i. If Trustor is a corporation, a partnership or an unincorporated association, becomes dissolved voluntarily or involuntarily

**14. Trustee's Sale.** Upon receipt of Beneficiary's notice of election to cause the Subject of Real Property to be sold. Trustee shall, in accordance with all provisions of law with power of sale, give notice of Trustee's sale and, after the lapse of the required amount of time, sell the Subject Real Property at public auction, at the time and place specified in the Notice of Trustee's Sale, to the highest bidder for cash in lawful money of the United States, payable at the time of sale. Any persons, including Trustor, Trustee or Beneficiary may purchase at the Trustee's Sale. Trustee may postpone or continue the sale by giving notice of postponement or continuance by public declaration at the time and place last appointed for sale. Upon sale, Trustee shall deliver to the purchaser a Trustee's Deed conveying the Subject Real Property, but without any covenant or warranty, expressed or implied.

**15. Proceeds of Trustee's Sale.** After deducting all costs, fees and expenses of Trustee and of this trust, including the cost of evidence of title in connection with the sale and reasonable attorney's fees, trustee shall apply the proceeds of sale to payment of all sums then secured hereby and all other sums due under the terms hereof, with accrued interest, and the remainder, if any, to the persons legally entitled thereto or as provided by Utah Code 57-1-29. (Proceeds of trustee's sale - Disposition.)

**16. Defaults on Prior Encumbrances.** If there are mortgages upon the Subject Real Property or other encumbrances which are prior in time or prior in right, then Trustor promises to comply with the terms of these prior mortgages or encumbrances. If Trustor fails to comply with such terms and defaults on these mortgages or obligations, such default shall also be considered a default of this Deed of Trust, and Trustee or Beneficiary herein may advance the monies necessary to remedy such defaults, and, if it does, such monies shall be added to the Note and shall bear the maximum contractual legal rate of interest from the date monies are tendered. Beneficiary may also proceed on this default by exercising the same remedies it has on this Deed of Trust.

**17. Deficiency Judgment.** Unless prohibited by Utah law, Beneficiary shall be entitled to a deficiency judgment against Trustor if the Trustee's Sale yields an amount insufficient to fully satisfy Trustor's obligation hereunder.

**18. Foreclosure and Other Remedies.** In lieu of sale pursuant to the power of sale conferred hereby, this Deed of Trust may be foreclosed in the same manner provided by law for the foreclosure of mortgages on real property. Beneficiary shall also have all other rights and remedies available hereunder and at law or in equity. All rights and remedies shall be cumulative.

**19. Reinstatement After Default.** Notwithstanding Beneficiary's acceleration of sums secured by this Deed of Trust, Trustor shall have the right to have any proceedings begun by Beneficiary to enforce this Deed of Trust discontinued and to have this Deed of Trust reinstated at any time before the day of the Trustee's Sale or before the filing of a foreclosure action. In order to have the Deed of Trust reinstated after default, the Trustor must:

- a. Pay to Beneficiary the entire amount due under this Deed of Trust and the Note, other than such portion of the principal as would not be due had no default occurred;
- b. Cure all defaults, or any covenants or agreements of Trustor as contained in this Deed of Trust;
- c. Pay costs and expenses incurred by Beneficiary and Trustee in enforcing the terms of this Deed of Trust and pursuing remedies;
- d. Pay reasonable attorney's fees actually incurred by Beneficiary and Trustee, in an amount not to exceed \$250 or one-half of one percent of the entire unpaid principal sum secured, whichever is greater;
- e. Pay the recording fee for any cancellation of notice of sale;
- f. Pay the Trustee's fees, in an amount not to exceed \$250 or one-half of one percent of the entire unpaid principal sum secured, whichever is greater. Upon reinstatement, this Deed of Trust and the note hereby shall remain in full force and effect as if no acceleration had occurred.

**20. Acts of Trustee Affecting Subject Real Property.** At any time, without notice, upon written request of Beneficiary and presentation of this Deed of Trust and the Note for endorsement, Trustee may, without liability, release and reconvey all or any part of the Subject of Real Property; consent to the making and recording, or either; of any map or plat of all or any part of the Subject Real Property; join in granting any easement thereon; join in or consent to any extension agreement or any agreement subordinating the lien, encumbrance or charge hereof. Any such action by Trustee may be taken without affecting the personal liability of any person for payment of the indebtedness secured hereby, without affecting the security hereof for the full amount secured hereby on all property remaining subject hereto, and without the necessity that any sum representing the value or any portion thereof the property affected by Trustee's action be credited on the indebtedness.

**21. Modification or Extension.** Lender reserves the right, together with Trustor, to amend or modify in any way the terms of this Deed of Trust and to extend the term hereof or time for making any payment hereunder, all without the consent of any subsequent encumbrancer.

**22. Satisfaction of the Obligation.** If Lender receives full payment of the Note in the amount secured, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it pursuant to Utah Code 57-1-40

**23. Notices.** Any notices or communications which may be given to Lender, shall be in writing, addressed to Lender at Lender's address provided for in the Deed of Trust, which notice shall be effective when received by Lender. Unless otherwise provided or required by law. If there is more than one Borrower, any notice given by Lender to any Borrower is deemed to be notice to all Borrowers. It will be Borrower's responsibility to tell others of the notice from Lender. Any documents which may adversely affect the rights of any party to this Deed of Trust shall be dispatched by Certified Mail, Return Receipt Requested.

**24. Headings.** The marginal or topical headings of the provisions herein are for convenience only and do not define, limit or construe the contents of these provisions.

**25. Interpretation.** In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and neuter, and the singular number includes the plural and vice versa.

**26. Trustor hereby assigns to the trustee all rents,** income, maintenance fees and other benefits to which Trustor may now or hereafter be entitled from the property described hereinabove and to be applied against the indebtedness or other sums secured hereby provided, however, that permission is hereby given to Trustor so long as no event of default has occurred hereunder to collect and use such rents, income, maintenance fees and other benefits as they become due and payable but not in advance thereof. Upon the occurrence of any such event of default, the permission hereby given to Trustor to collect such rents, income, maintenance fees and other benefits from the property described hereinabove shall automatically terminate.

**27. Due on Sale.** Consent by Lender subject to the notice and cure provisions of Utah law. Lender may at Lenders option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, all or any part of the Real Property, or any interest in the Real Property. A "Sale of Transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal beneficial or equitable; whether voluntary or involuntary; whether by outright sale deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than (3) three years, lease option contract, or by sale, assignment, transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of and interest in Real Property. However, this option shall not be exercised by Lender if such exercise is prohibited by Federal Law or Utah Law.

**28. Indemnification of Beneficiary.** The Trustor shall indemnify the Beneficiary and Trustee against any and all liability for the violation by the Trustor or its affiliates of any Federal or State Statute, law or regulation dealing with environment. The Trustor warrants that he will comply with those laws or regulations. The Trustor warrants the mortgaged property does not contain any hazardous substance and that he or she shall indemnify the Beneficiary and the Trustee against any and all liability for hazardous waste disposal or cleanup. This warranty and indemnification shall survive any foreclosure of the Deed of Trust or the acceptance of a Deed in Lieu of Foreclosure. Trustor shall promptly notify the Beneficiary and the Trustee of any suspected or alleged environmental violations during the term of this loan.

**29. Additional financing prohibited.** Borrower may not further pledge or encumber the Property herein conveyed without first obtaining Lender's written consent.

**30. Governing Law, Severability:** This Deed of Trust is to be governed and construed in accordance with the laws of the State of Utah. In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Deed of Trust and Note are declared to be severable.

**31. Waiver.** Any waiver by either party of a breach of any provision of this Deed of Trust shall not operate or be constructed as a waiver of any subsequent breach hereof.

**32. Succession of Benefits.** The provisions of this Deed of Trust shall inure to the benefit of and be binding upon the parties hereto, their heirs, personal representatives, conservators and permitted assigns.

**33. Successor Trustee.** Beneficiary may appoint a Successor Trustee in the manner prescribed by law. A Successor Trustee herein shall, without conveyance from the predecessor Trustee, succeed to all predecessors' title, estate, rights, powers and duties. Trustee may resign by mailing or delivering notice thereof to Beneficiary and Trustor.

**34. Entire Agreement.** The terms of this Deed of Trust and any attached Addendum and/or Riders executed this date, constitutes the entire agreement among the parties, and the parties represent that there are no collateral or side agreements not otherwise provided for within the terms of this Deed of Trust.

**35. Time of Essence.** Time is of the essence in this Deed of Trust and every term, condition, covenant and provision hereof.

**36. Partial Invalidity.** If any provision of this Deed of Trust is held to be invalid or unenforceable, all the remaining provisions shall nevertheless continue in full force and effect.

**37. Special Provisions:**

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider or Addendum executed by Borrower and recorded with it and have initialed the pages of said Contract signifying their understanding and commitments.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**D WOOD HOTEL, LLC, a Utah limited liability company**

Signature: [Signature]  
Print Name: Jagmohan Dhillon  
Capacity: Manager

Signature \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

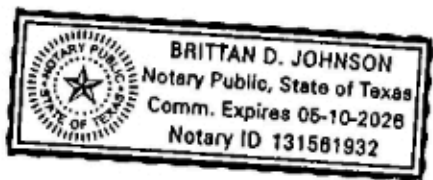
Signature \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

STATE OF Texas  
COUNTY OF Collin

On this 25th day of July, 2023, before me, Brittan Johnson,  
a notary public, personally appeared Jagmohan Dhillon, Manager of  
D Wood Hotel, LLC

proved on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to this instrument, and acknowledged that he/she/they executed the same.

Witness my hand and official seal.



[Signature]  
Signature of Notary Public  
My commission expires: 5-10-26



**Exhibit A**  
Legal Description

**Parcel 1:**

Beginning on the East line of a 66 foot street (800 West Street) at a point which is North 00°04'13" East 30.68 feet along the section line and North 89°56'35" West 176.885 feet from the Southeast corner of the Northwest quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian (Davis County Bearing Base as shown on the Township Reference Plat and recorded as Entry No. 370752, September 28, 1972, in the Davis County Recorder's Office); and running thence North 00°03'25" East 230.00 feet along East line of said street; thence South 89°56'35" East 506.170 feet to the Westerly "No Access" Line of Interstate 15 and a point on a 7519.42 foot radius curve to the right; thence along the arc of said curve 212.178 feet, (chord bears South 28°45'22" West 212.178 feet) to a point on the "No Access" Line of the off ramp and a 1850.100 foot radius curve to the right; thence along the arc of said curve 52.021 feet (chord bears South 32°31 '41" West 52.019 feet); thence North 89°56'35" West 376.350 feet to the point of beginning.

**Parcel 1A:**

Together with the use restrictions affecting the adjacent property as disclosed by that certain Declaration of Restrictive Covenant recorded June 13, 1990 as Entry No. 893690 in Book 1356 at page 143 and as amended by that certain Modification of Declaration of Restrictive Covenant recorded August 3, 1994 as Entry No. 1134668 in Book 1787 at page 525 and further amended by that certain Second Modification of Declaration of Restrictive Covenant recorded March 27, 1995 as Entry No. 1171500 in Book 1859 at page 312 of official records.