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BK 8337 PG 663

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/14/2023 03:50:39 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

WHEN RECORDED MAIL TO:
Arda Property Management, LLC
1443 Meadow View Ct
Farmington, UT 84025

File No.: 171911-LMF

TRUST DEED

THIS TRUST DEED, dated September 12, 2023, between **Tyler Aaron Williams and Emma Louise Nettleton, joint tenants** as Trustor(s), whose address is 1421 East Bent Brook Lane, Kaysville, UT 84037 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Arda Property Management, LLC of 1443 Meadow View Ct, Farmington, UT 84025, 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 215, ORCHARD RIDGE ESTATES - PHASE 2, according to the official plat thereof as recorded in the office of the Davis County Recorder.

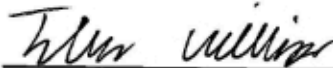
TAX ID NO.: 15-097-0215 (for reference purposes only)

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;

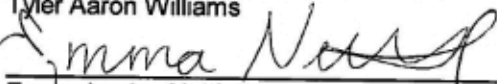
FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$300,000.00 (Three Hundred Thousand And No/100)**, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein 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.



Tyler Aaron Williams




Emma Louise Nettleton

STATE OF UTAH

COUNTY OF DAVIS

On this 12th day of September, 2023, before me, personally appeared Tyler Aaron Williams, 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



STATE OF UTAH

COUNTY OF DAVIS

On this 12th day of September, 2023, before me, personally appeared Emma Louise Nettleton, 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

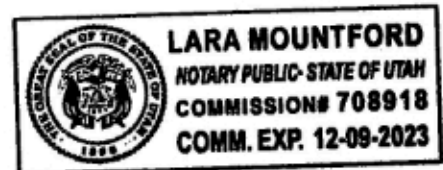


EXHIBIT A

Lot 215, ORCHARD RIDGE ESTATES - PHASE 2, according to the official plat thereof as recorded in the office of the Davis County Recorder.