

WHEN RECORDED MAIL TO:
Q2 Property Holdings, LLC
653 South Country Lane
Farmington, Utah 84025

TRUST DEED

THIS TRUST DEED is made this 30th day of October 2023, between Marriott Investments, LLC, as Trustor

Richland Title Insurance Agency, Inc. , as Trustee,

And Q2 Property Holdings, LLC, as Beneficiary

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

Legal Description: See Attached Exhibit "A"
Parcel Number: 09-025-0057
Property Address: 1178 E 1150 S, Clearfield, UT, 84015, USA

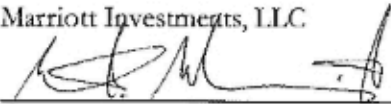
Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the amount of \$167,000, 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 herein before set forth.

Marriott Investments, LLC




Wade Marriott, Principal Agent

COURTESY RECORDING
THIS DOCUMENT IS BEING RECORDED
SOLELY AS A COURTESY TO THE PARTIES.
U.S. TITLE ASSUMES NO RESPONSIBILITY
FOR THE CONTENTS HEREOF AND MAKES
NO REPRESENTATIONS AS TO THE EFFECT
OR VALIDITY OF THIS DOCUMENT.

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the 30th day of October, 2023, personally appeared before me Wade Marriott, Principal Agent of Marriott Investments, LLC the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

 **STACEY MILLER**
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires March 30, 2027
COMMISSION NUMBER 730316

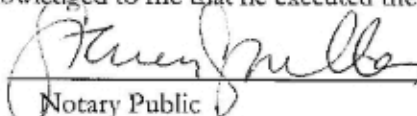

Notary Public

EXHIBIT "A"

Lot 57, VALHALLA ESTATES NO. 2, Clearfield City, Davis County, Utah, according to the Official Plat thereof.

Excepting therefrom the following: Beginning at the Southeast corner of said Lot 57, and running thence North 70° West 3.0 feet; thence North 20° East 120.9 feet, more or less, to the North line of said Lot; thence Easterly 3.0 feet along a street to the Northeast corner of said Lot; thence South 20° West 121.0 feet to the point of beginning.

Situated in Davis County

APN: 09-025-0057