

WHEN RECORDED MAIL TO:

Carson Deru
99 Cove Lane
Layton, UT 84040
File D28264

TRUST DEED

THIS TRUST DEED is made this 14th of June, 2024 between **Seletha Deru**, as TRUSTOR, whose address is 1346 W BLACK BIRD LANE, KAYSVILLE, UT 84037, **ASPEN TITLE INSURANCE AGENCY, L.L.C.**, as TRUSTEE, and **Carson Deru**, as BENEFICIARY.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in DAVIS County, UT.

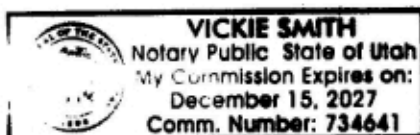
ALL OF LOT 3, JOHNSON FARMS SUBDIVISION PRUD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.
08-698-0003

Together with all building, fixtures and improvements thereon and all water rights, rights of way, easement, rents, issues, profits, income, tenements, hereditaments, privileges, and appurtenances thereunto 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 **\$140,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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 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.


Seletha Deru

State of Utah
County of Davis

On the 14th day of June, 2024, personally appeared before me Seletha Deru, the signer of the foregoing instrument who duly acknowledged to me that (he, she, they) executed the same.




Notary Public