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BK 8589 PG 1413

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/20/2024 04:55:44 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

WHEN RECORDED MAIL TO:
3BG, LLC
c/o Amy Cowley
1355 Elk Hollow Road
North Salt Lake, Utah 84054

File No.: 182594-LMF

TRUST DEED

THIS TRUST DEED, dated September 20, 2024, between **Duren Montgomery**, as Trustor(s), whose address is 8712 South Ida Lane, Sandy, UT 84093, **Shane Peery**, as Guarantor, **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and 3BG, LLC of 1355 Elk Hollow Road, North Salt Lake, Utah, 84054 as BENEFICIARY;

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in Davis and Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 11-135-0208 (Davis County) and 28-04-201-024 (Salt Lake County) (for reference purposes only)

Also Known as: 255 North Pin Oak Circle, Kaysville UT 84037 (Davis County)
And: 8712 South Ida Lane, Sandy, UT 84093 (Salt Lake County)
(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 **\$725,127.28 (Seven Hundred Twenty-Five Thousand One Hundred Twenty-Seven And 28/100)**, 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.


Duren Montgomery

STATE OF UTAH

COUNTY OF DAVIS

On this 20th day of September, 2024, before me, personally appeared Duren Montgomery, 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

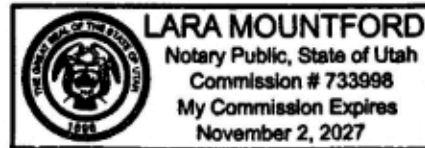


EXHIBIT A

PARCEL 1:

Lot 208, CLOVER ESTATES NO. 2 SUBDIVISION, according to the official plat thereof as recorded in the office of the Davis County Recorder.

ALSO:

Beginning at the Northwest Corner of said Lot 208, and running thence North 32° East 3.57 feet; thence South 56°39' East 111.35 feet to a point on a curve on the Westerly line of a street; thence Southerly 11.54 feet along said street along the arc of a 40.0 foot radius curve to the right to the Northeast corner of said Lot 208; thence North 53° West 106.48 feet to the point of beginning.

PARCEL 2:

Lot 509, CAMEO PARK NO. 5 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

LESS AND EXCEPTING therefrom the following:

Beginning at the Southwest corner of said Lot 509 and running thence North 24.23 feet along the Westerly line of said Lot 509; thence South 84°28'01" East 45.08 feet to a point on the Southerly line of said Lot 509; thence South 66°06'00" West 49.08 feet along said Southerly line to the point of beginning.