

**When Recorded Mail To:**  
**Mountains West Ranches**  
**PO Box 981990**  
**Park City, UT 84098**

Ent 461738 Bk A686 Pg 6  
Date: 12-JUL-2013 1:17:46PM  
Fee: \$10.00 Charge  
Filed By: KJH  
CAROLYN MADSEN, Recorder  
DUCHESNE COUNTY CORPORATION  
D: MOUNTAINS WEST RANCHES

# TRUST DEED

THIS TRUST DEED is made this 25th day of May, 2013. Between **Alfredo Mendoza and Cirila Salgado**, as Trustor(s), whose address is: **5096 Loomis Lane, Kearns, UT 84118**. Express Title Insurance Agency, Inc. of 53 East Main Street, Duchesne, Utah 84021, as Trustee,\* and **Mountains West Ranches, a J.T. Grant Co., Inc.** as Beneficiary. Trustor hereby CONVEYS AND WARRANTS TO THE TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Duchesne County, Utah:

Lot 13, Phase 4, Ranches at Cedar Hollow Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorders Office

Excepting and reserving all gas, oil and other mineral rights. Subject to all easements and rights-of-way and easements enforceable in law and equity. Together with all buildings, fixtures and improvements thereon and all water rights, 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 principal sum of **\$40,400.00** payable to the order of the Beneficiary at all times, in the manner and with interest therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

Trustor(s) 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 fire insurance on improvements on said property, to pay all costs and expenses of collection including Trustee's and Attorney's fees in the 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/her at the address hereinbefore set forth.

If all or any part of the Property or interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. If the Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.



Alfredo Mendoza 6/25/13  
Date  
Cirila Salgado 6/25/13  
Date

STATE OF Utah }  
COUNTY OF Salt Lake City } ss.

On this 25 day of JUNE, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared, **Alfredo Mendoza & Cirila Salgado** [ ] personally known to me [ ] proved to me on the basis of satisfactory evidence to be the persons whose names have subscribed to this instrument and acknowledged to me that they executed it.

Witness my hand and official seal

Virginia Mendez  
Notary Public in and for said County and State

\*Note: Trustee must be a member of the Utah State Bar; a bank, a building and loan association or saving and loan association authorized to do such business in Utah; a Corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.