

When Recorded Mail To:  
The 2017 Curtis & Joleen Page Revocable Trust  
822 South 875 East, Pleasant Grove, UT 84062

ENT 46496:2023 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2023 Jul 18 01:59 PM FEE 40.00 BY AC  
RECORDED FOR Greenbrier Title  
ELECTRONICALLY RECORDED

## TRUST DEED

THIS TRUST DEED is made this 11 day of JULY, 2023, between

**Parker Luke and Carson Luke and Jodie Luke-Carter and Gary Carter as Trustor,**

**Greenbrier Title Insurance Agency, Inc. as Trustee, and**

**The 2017 Curtis & Joleen Page Revocable Trust as Beneficiary.**

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

**TAX ID NO. 13-053-0024**

COMMENCING 500.2 FEET SOUTH AND 326.4 FEET EAST OF THE QUARTER CORNER BETWEEN SECTION 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°36'00" WEST 76 FEET; THENCE NORTH 89°29'00" WEST 127.6 FEET; THENCE NORTH 76 FEET; THENCE SOUTH 89°29'00" EAST 128.4 FEET TO THE PLACE OF BEGINNING.

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 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 **\$60,900.00**, 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.

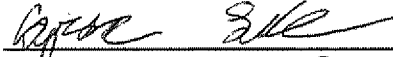
Upon the occurrence of any default hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Trust Deed in the manner provided by law for the foreclosure of mortgages on real property and Beneficiary shall be entitled to recover in such proceedings all costs and expenses incident thereto, including a reasonable attorney's fee in such amount as shall be fixed by the court.


Beneficiary may appoint a successor Trustee at any time by filing for record in the office of the County Recorder of each county in which said property, or some part thereof, is situated a substitution of Trustee. From the time the substitution is filed for record, the new Trustee shall succeed to all the powers, duties, authority and title of the Trustee named herein or of any successor Trustee. Each such substitution shall be executed and acknowledged and


notice thereof shall be given and proof thereof made, in the manner provided by law.

This Trust Deed shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. All obligations of Trustor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including any pledgee, of the note secured hereby. In this Trust Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

  
 \_\_\_\_\_  
 Parker Luke

  
 \_\_\_\_\_  
 Carson Luke


  
 \_\_\_\_\_  
 Jodie Luke-Carter

  
 \_\_\_\_\_  
 Gary Carter

STATE OF UTAH  
COUNTY OF UTAH

On this 11 day of July, 2023, before me Jarran Scheid, a notary public, personally appeared Parker Luke and <sup>s. Carson</sup> ~~Carter~~ Luke and Jodie Luke-Carter and Gary Carter, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

  
 \_\_\_\_\_  
 Notary Public

