

WHEN RECORDED MAIL TO:
BLOX Lending LLC, a Nevada limited liability
company
13894 South Bangerter Parkway, Suite 200
Draper, UT 84020

Ent 525948 Bk 1426 Pg 602 - 603
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 Oct 18 03:49PM Fee: \$40.00 TC
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

File No.: 163512-DWP

TRUST DEED

THIS TRUST DEED, dated October 18, 2022, between **Trevor Fritzsche**, as Trustor(s), whose address is 6074 W. Muriel B Circle, Herriman, UT 84096-8905 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and BLOX Lending LLC, a Nevada limited liability company of 13894 South Bangerter Parkway, Suite 200, Draper, UT 84020, as BENEFICIARY;

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in Wasatch County, State of Utah:
Lot No. 87 in BRIGHTON ESTATES NO. 2 SUBDIVISION, according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

TAX ID NO.: 00-0000-1532 (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 **\$357,000.00 (Three Hundred Fifty-Seven Thousand And No/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.

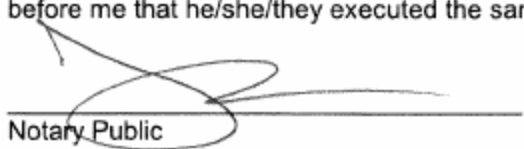
Trevor Fritzsche

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT

STATE OF UTAH

COUNTY OF DAVIS

On this 18th day of October, 2022, before me, personally appeared Trevor Fritzsche, 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

