

WHEN RECORDED, MAIL TO:
Beneficiary - Old Republic Title
11820 SOUTH STATE STREET # 330
DRAPER UTAH 84020

Parcel Identification Number: 58-041-0269 and 58-041-0289

Space Above for Recorder's Use

Trust Deed

THIS TRUST DEED is made this 3rd day of August, 2023, between Saratoga 262 Partners LLC, a Utah limited liability company, as Trustor, Old Republic National Title Insurance Company, a Florida corporation, as Trustee, and Desert West Homes, Inc., a Utah Corporation, as Beneficiary.

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Tax ID Number for Property: 58-041-0269 and 58-041-0289

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 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 **\$3,700,000.00** 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, 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 indebtedness secured hereby).

This trust deed and the note executed concurrently herewith shall be due and payable in full upon the sale or transfer of the beneficial interest in the property secured herein.

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.

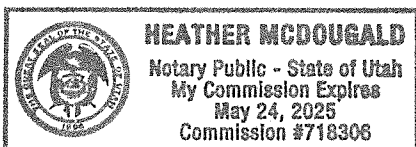
Saratoga 262 Partners, LLC, a Utah limited liability company

By: [Signature]
Larry Myler, Manager

STATE OF UTAH
~~UTAH~~ SS
COUNTY OF ~~SALT LAKE~~

On the 3rd day of August, 2023, personally appeared before me Larry Myler, who being by me duly sworn, did say, that he the said Larry Myler is the Manager of Saratoga 262 Partners, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Operating Agreement, and said Limited Liability Company executed the same.

[Signature]
Notary Public



BRIXTON PARK A – PARCEL A EXHIBIT

A PART OF THE SOUTHWEST QUARTER OR SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1047.92 FEET SOUTH 89°50'07" EAST ALONG SAID NORTH LINE AND 100.73 FEET SOUTH 00°00'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89°51'06" EAST, 81.25 FEET TO THE BEGINNING OF A 29.13 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'59" AN ARC DISTANCE OF 11.07 FEET (CHORD BEARS NORTH 79°49'46" EAST, 11.01 FEET) TO THE BEGINNING OF A 61.50 FOOT RADIUS RECURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°29'07" AN ARC DISTANCE OF 90.68 FEET (CHORD BEARS SOUTH 68°34'24" EAST, 82.69 FEET); THENCE NORTH 89°59'27" EAST, 130.88 FEET; THENCE SOUTH 0°00'33" EAST, 141.16 FEET TO THE BEGINNING OF A 810.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°37'49" AN ARC DISTANCE OF 277.69 FEET (CHORD BEARS SOUTH 9°49'27" EAST, 276.33 FEET); THENCE SOUTH 19°38'22" EAST, 435.08 FEET TO THE BEGINNING OF A 3425.00 FOOT RADIUS CURVE TO THE LEFT; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°14'50" AN ARC DISTANCE OF 134.33 FEET (CHORD BEARS SOUTH 20°45'47" EAST, 134.32 FEET); THENCE SOUTH 68°06'53" WEST, 130.50 FEET; THENCE NORTH 81°13'26" WEST, 68.39 FEET; THENCE SOUTH 67°31'07" WEST, 88.77 FEET; THENCE NORTH 90°00'00" WEST, 270.24 FEET, THENCE NORTH 0°00'00" EAST, 1,049.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.181 ACRES OR 399,918 SQUARE FEET, MORE OR LESS.