

When Recorded Mail To:
Duane G. Gibb
565 West 100 South
Lindon, UT 84042
BT-20122

ENT53892:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Apr 29 03:31 PM FEE 40.00 BY CH
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Space Above for Recorder's Use

TRUST DEED

This TRUST DEED, made the 29 day of April, 2022, between Lindon Collision Center, LLC, a Utah limited liability company, as TRUSTORS; Bartlett Title Insurance Agency, Inc., whose address is 1993 North State, Provo, Utah 84604, as TRUSTEE; and Duane G. Gibb and Nadine Gibb, Trustees of The Duane G. Gibb 2003 Revocable Trust u/a July 14, 2003, as to an undivided one-half interest and Nadine Gibb and Duane G. Gibb, Trustees of The Nadine Gibb 2003 Revocable Trust u/a July 14, 2003, as to an undivided one-half interest, as BENEFICIARY,

WITNESSETH: That Trustors CONVEY AND WARRANT TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in UTAH County, State of Utah:

COMMENCING AT A POINT IN THE WESTERLY BOUNDARY OF STATE ROUTE 114 (GENEVA ROAD) (A 5/8 BY 18" REBAR SET, WITH YELLOW PLASTIC CAP, MARKED "LEIGH AND COMPANY LS 4261" HEREINAFTER REFERRED TO AS "MONUMENT"), WHICH POINT HAS COORDINATES OF X (EAST)= 1,933,063.56 FEET AND Y (NORTH)=734,215.09 FEET, REFERRED TO THE UTAH COORDINATE SYSTEM CENTRAL ZONE, THE POINT BEING ALSO NORTH 215.51 FEET AND WEST 1768.45 FEET GRID DISTANCES-FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (THE SECTION LINE, WESTERLY, FROM SAID SECTION CORNER HAVING A BEARING OF SOUTH 89°27'37" WEST); THENCE SOUTH 0°29'32" WEST 221.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID STATE ROUTE TO A FENCE LINE INTERSECTION; THENCE SOUTH 85°57'50" WEST 142.40 FEET ALONG SAID INTERSECTING FENCE LINE AND TO THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 7°53'09" WEST 223.94 FEET ALONG SAID RAILROAD RIGHT OF WAY TO A POINT (A MONUMENT SET); THENCE NORTH 86°59'21" EAST 174.85 FEET TO THE POINT OF BEGINNING.

(14:053:0048)

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 thereunder belonging, 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 dated April 29, 2022, in the principal sum of **\$840,000.00 (EIGHT HUNDRED FORTY THOUSAND DOLLARS AND 00/100)**, made by TRUSTORS, 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.

TRUSTORS agree 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 waster, 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 Trustors request that a copy of any notice of default and any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

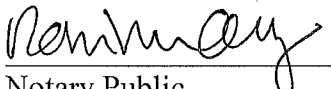
TRUSTORS:

Lindon Collision Center, LLC, a Utah limited liability company


Eric L. Read, Manager

State of Utah)
 :SS
County of Utah)

On the 29 day of April, 2022, personally appeared before me Eric L. Read, who being by me duly sworn did say for himself that the said Eric L. Read is Manager of Lindon Collision Center, LLC, a Utah limited liability company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company and said Eric L. Read, duly acknowledged to me that said Limited Liability Company executed the same.


Notary Public
My commission expires: 6.3.22

