

WHEN RECORDED MAIL TO:  
Steve Miller  
9350 South 150 East, Suite 1000  
Sandy, UT 84070

ENT55647:2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 Mar 24 04:36 PM FEE 40.00 BY DA  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

File No.: 141860-WHP

## TRUST DEED

THIS TRUST DEED, dated March 24, 2021, between **Oakley Levi Miller and Lauren Todd Miller**, as Trustors, whose address is 5295 South Holladay Blvd., Holladay, UT 84117 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and **Steve Miller** of 9350 South 150 East, Suite 1000, Sandy, UT 84070, as BENEFICIARY;

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in Utah County, State of Utah:

**Lot 1, Block 7, NORTH PARK SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder.**

**LESS AND EXCEPTING THEREFROM the West 6 feet of Lot 1, Block 7, North Park Subdivision.**

**TAX ID NO.: 47-024-0028** (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 **\$380,000.00 (Three Hundred Eighty 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.

*Oakley Levi Miller*

Oakley Levi Miller

*Lauren Todd Miller*

Lauren Todd Miller

STATE OF UTAH  
COUNTY OF SALT LAKE

Subscribed and sworn to before me this 24th day of March, 2021 by Oakley Levi Miller and Lauren Todd Miller.

*Wende Harris*

NOTARY PUBLIC

