



**RECORDED AT THE REQUEST OF:**

Alieta Gael Benson  
1961 E Pinnacle Dr  
St. George, Utah 84790

ENT 56959:2024 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Aug 23 08:33 AM FEE 40.00 BY CS  
RECORDED FOR BENSON, KIRK A

**AND WHEN RECORDED, MAIL TO:**

Kirk A Benson  
1961 E Pinnacle Dr  
St. George, Utah 84790

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**DEED OF TRUST**

THIS TRUST DEED is made effective as of the 21<sup>st</sup> day of August, 2024, between DONNA TENNIEL CLARK, residing in Utah County, Utah (hereafter "Trustor"), KIRK A. BENSON (hereafter "Trustee"), and ALIETA GAEL BENSON (hereafter referred to as "Beneficiary"), whose mailing address is 1961 E Pinnacle Dr, St. George, Utah 84790.

Trustor hereby conveys and warrants to Trustee in trust, with power of sale, the property described situated in Utah County, State of Utah, and more particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note dated August 8, 2024, in the principal sum of One Million Two Hundred Fifty Thousand DOLLARS (\$1,250,000.00) payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sum expended or advanced by Beneficiary to protect the security hereof.

Unless otherwise provided in the Trust Agreement, 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.

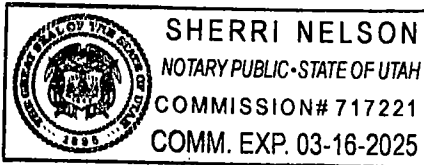
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to them at the address hereinbefore set forth.

Donna Tenniel Clark  
Donna Tenniel Clark

STATE OF UTAH            )  
                                      :ss.  
COUNTY OF UTAH        )

On the 21<sup>st</sup> day of August, 2024, personally appeared before me DONNA TENNIEL CLARK, the signer of the within instrument, who duly acknowledged to me that she executed the same, effective on the date first above written.

Sherril Nelson  
NOTARY PUBLIC



**EXHIBIT A**

LOT 50, PLAT "C", JUNIPER HEIGHTS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.