

WHEN RECORDED MAIL TO:

Lake Point Vistas, L.C.

PO Box 95410

South Jordan, UT 84095

File No.:

TRUST DEED

THIS TRUST DEED, dated April 30, 2024, between **Bridle Walk Investors, LLC a Utah limited liability company**, as Trustor(s), whose address is PO Box 95410, South Jordan, UT 84095 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Lake Point Vistas, L.C. of PO Box 95410, South Jordan, UT 84095, as BENEFICIARY;

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in Tooele County, State of Utah: Lot 414, BRIDLE WALK ACRES PHASE 4 SUBDIVISION, according to the official plat thereof as recorded in the office of the Tooele County Recorder.

TAX ID NO.: 23-014-0-0414 (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 **\$220,000.00 (Two Hundred Twenty 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.

Bridle Walk Investors, LLC a Utah limited liability company

BY: 

Howard Schmidt
Member/Manager

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of April, 2024, before me, personally appeared Howard Schmidt, 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 on behalf of Bridle Walk Investors, LLC a Utah limited liability company.

Notary Public

