

WHEN RECORDED MAIL TO:
Ty Gwyn Family, LP,
a Utah Limited Partnership
960 S 1300 E
Bountiful, UT 84010
File T28082

TRUST DEED

THIS TRUST DEED is made this 28th of May, 2024 between **Hua Zhang and Meng Wu, Trustees of The Hua Zhang and Meng Wu Trust, dated June 16th, 2020**, as TRUSTOR, whose address is 739 N 160 E, TOOELE, UT 84074, **ASPEN TITLE INSURANCE AGENCY, L.L.C.**, as TRUSTEE, and **Ty Gwyn Family, LP, a Utah Limited Partnership**, as BENEFICIARY.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in TOOELE County, UT.

LOT 128, MOUNTAIN VALLEY TOWNHOMES SUBDIVISION (VACATING LOTS 5 & 6 OF JOHNSON SUBDIVISION), ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE TOOELE COUNTY RECORDER.
21-095-0-0128

Together with all building, fixtures and improvements thereon and all water rights, rights of way, easement, rents, issues, profits, income, tenements, hereditaments, privileges, and appurtenances thereunto 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 **\$364,500.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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 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 herein before set forth.

The Hua Zhang and Meng Wu Trust,
dated June 16th, 2020

Hua Zhang



Hua Zhang, Trustee

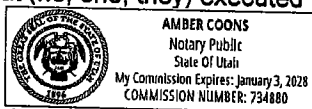
Meng Wu



Meng Wu, Trustee

State of Utah
County of Davis

On the 28th day of May, 2024, personally appeared before me Hua Zhang and Meng Wu, Trustees of The Hua Zhang and Meng Wu Trust, dated June 16th, 2020, the signers of the foregoing instrument who duly acknowledged to me that (he, she, they) executed the same.



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Commission # 734880

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Notary Public