

WHEN RECORDED, MAIL TO:

Shirlene Bastar, Esq.
Bastar & Associates
1791 East 2100 South
Salt Lake City, UT 84106

42263-CPY

ENT62205:2021 PG 1 of 3

Andrea Allen
Utah County Recorder

2021 Apr 01 03:24 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

TRUST DEED

THIS TRUST DEED is made this 30 day of March, 2021, between Clegg Canyon Development Corporation, whose address is 3164 Upland Terrace NW; Washington, DC 20015, as Trustor; Cottonwood Title Insurance Agency, Inc., whose address is 1996 East 6400 South, Suite 120; Salt Lake City, UT 84121, as Trustee; and Michael N. Nemelka and Melanie M. Nemelka, whose address is 3164 Upland Terrace NW; Washington, DC 20015, as Beneficiary.

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

Legal Description: See Attached Exhibit "A"

TIN: 26-068-0122 nka 26-068-0159

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 thereunto 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 of even date and extensions and renewals thereof, in the principal sum of Three Million Nine Hundred Eighty-Five Thousand Dollars and no/100 (\$3,985,000.00), payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any 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.

Clegg Canyon Development Corporation



By: Michael N. Nemelka

Its: President

District of Columbia: SS

This record was acknowledged before me on 8/30, 2021 by Michael N. Nemelka.

Tanya R. Slaughter
Signature of notarial Officer

Notary Public
Title of office

My Commission Expires: 11/30/2025

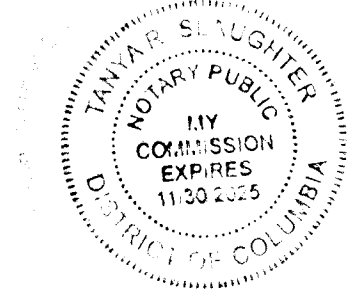


EXHIBIT A
PROPERTY DESCRIPTION

Commencing at the South quarter corner of Section 12, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 87°42'37" West along the section line 1294.77 feet to an existing rebar with cap; North 01°16'58" West along the Maple Cove Subdivision, Plat "A" and an existing fence line 1034.40 feet; thence South 89°23'23" East 0.93 feet; thence North 00°24'40" West along an existing fence line 82.41 feet; thence North 00°13'26" East along an existing fence line 113.49 feet to the Southerly right of way of 400 North Street; thence along the Southerly right of way of 400 North Street the following seven (7) calls: North 89°28'28" East 601.81 feet; South 89°01'01" East 49.90 feet; South 78°27'47" East 39.95 feet; South 60°27'16" East 24.83 feet; South 38°56'46" East 131.29 feet; South 42°41'56" East 321.45 feet; South 48°15'09" East 404.45 feet; thence South 00°08'50" East 555.08 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land:

Commencing at the South quarter corner of Section 12, Township 8 South, Range 3 East, Salt Lake Base and Meridian, Central Utah Zone; thence South 87°42'37" West along the section line 1007.34 feet; thence North 43°38'25" East 25.80 feet; thence North 59°39'08" East 53.44 feet; thence North 67°12'23" East 59.66 feet; thence North 40°23'27" East 85.81 feet; thence North 50°47'08" East 56.42 feet; thence North 57°00'36" East 75.08 feet; thence North 37°03'25" East 93.82 feet; thence North 59°17'57" East 202.54 feet; thence North 57°56'35" East 71.57 feet; thence North 47°36'00" East 107.03 feet; thence North 20°38'47" East 28.09 feet; thence North 61°33'14" East 43.98 feet; thence North 51°44'44" East 104.66 feet; thence North 13°31'38" East 154.94 feet; thence South 48°15'09" East 250.00 feet to the quarter section line; thence South 00°08'50" East along said quarter section line 555.08 feet to the point of beginning.

Basis of bearing being North 50°00'50" West from the found brass cap of the South quarter corner to the found BLM cap of the South 1/16 corner. NDA83 Coordinate System.

Tax Id No.: 26-068-0159