



ENT 77417:2011 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2011 Oct 28 4:17 pm FEE 16.00 BY EO  
RECORDED FOR CENTRAL BANK

## TRUST DEED

THIS TRUST DEED is made this 28 day of October, 2011, Sherry L. Davis, Trustee of the Sherry L. Davis Family Trust, whose address is 214 South 400 West, Orem, Utah 84058, Provo Land Title, as Trustee, and Central Bank, Custodian, fbo Bary Jones IRA 20825, 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:

**Property Address:** 150 & 160 West 800 South, Payson, Utah 84651

**Legal Description:** See attached Schedule

**Tax Parcel #:** 08-118-0003 and 08-118-0021

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 dated May 14, 2010, in the principal sum of Forty-two Thousand Dollars (\$42,000.00), 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. This Trust Deed is collateral to secure the aforementioned promissory note.

Trustor agrees to pay all taxes and assessments on the above 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 events of default in payment of the indebtedness secured hereby) and to pay reasonable Trustee's fees for any of the services performed by Trustees 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.

Sherry L. Davis Trustee  
Sherry L. Davis, Trustee of the Sherry L. Davis Family Trust,

State of Utah            }  
                                  } ss  
County of Utah         }

The foregoing instrument was acknowledged before me on the 28<sup>th</sup> day of October, 2011 by Sherry L. Davis, Trustee of the Sherry L. Davis Family Trust,.

Debra Deveraux  
Notary Public

My Commission expires: May 15, 2015



## EXHIBIT "A"

## South parcel:

Commencing at the Southwest corner of Lot 1, Block 8, Plat "P", Payson City Survey of Building Lots; thence North 140 feet; thence East 125 feet; thence South 140 feet; thence West 125 feet to the place of beginning.

## North parcel:

Commencing 140 feet North and 130 feet West of the Southeast corner of Block 8, Plat "P", Payson City Survey of Building Lots; thence West 127.81 feet; thence North 114.78 feet, more or less, to a right of way; thence Northeasterly along right of way 10.51 feet, more or less; thence South 31 deg. 30' 00" East 75 feet, more or less; thence East 82 feet; thence South 59 feet to the point of beginning

## SUBJECT TO a right of way over the following described tract of land:

Commencing at a point which is 140 feet North and 130 feet West and 59 feet North and 82 feet West of the Southeast corner of Block 8, Plat "P", Payson City Survey of Building Lots; and running thence North 31 deg. 30' 00" West 75 feet, more or less, to the Southerly line of U.S. Highway 91; thence along the Southerly line of said Highway right of way in a Southwesterly direction 10.51 feet; thence South 31 deg. 30' 00" East 55 feet; thence East 16.51 feet to the place of beginning.