

Tax Serial Number:
51-776-0067 and 51-776-0068

RECORDATION REQUESTED BY:
M & T Bank
Utah Region
75 W Towne Ridge Parkway
Suite 150
Sandy, UT 84070

WHEN RECORDED MAIL TO:
M & T Bank
Utah Region
75 W Towne Ridge Parkway
Suite 150
Sandy, UT 84070

189112-DMP

FOR RECORDER'S USE ONLY

CONSTRUCTION DEED OF TRUST

THIS DEED OF TRUST is dated December 19, 2024, among Keystone Construction, LLC, a Utah limited liability company, whose address is 42 East 1100 South, Suite 1A, American Fork, UT 84003 ("Trustor"); M & T Bank, whose address is Utah Region, 75 W Towne Ridge Parkway, Suite 150, Sandy, UT 84070 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Cottonwood Title, whose address is 7020 South Union Park Avenue, Midvale, UT 84047 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants and conveys to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Utah County, State of Utah:

