When recorded, return to: ARLO & ANNETTE WEBB 735 N 1700 W Lehi, UT 84043



93391:2020 PG 1 of 1 JEFFERY SMITH UTAH COUNTY RECORDER 2020 Jul 02 10:47 am FEE 40.00 BY MA RECORDED FOR WEBB, ARLO

TAX ID: 66:385:0001

SPACE ABOVE FOR RECORDER'S USE

## TRUST DEED

address is 1981 W 450 N Lehi Utah 84043), and ARLO & ANNETTE WEBB, as Beneficiary (who's address is 735 N 1700 W, LEHI UT 84043), and First American Title Insurance Agency, LLC as Trustee.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Lehi, Utah:

LOT 2, PLAT B, SPRING MEADOW RANCHES SUB AREA 1.010 AC. ALSO PART LOT 1, PLAT B, SPRING MEADOW RANCHES SUB DESCRIBED AS FOLLOWS:; COM N 123.95 FT & W 828.17 FT FR S 1/4 COR. SEC. 7, T5S, R1E, SLB&M.; N 88 DEG 54' 51" W 46.74 FT; N 1 DEG 18' 23" W 366.41 FT; ALONG A CURVE TO L (CHORD BEARS: S 63 DEG 23' 8" E 33.5 FT, RADIUS = 61 FT); S 1 DEG 18' 24" E 26.32 FT; N 88 DEG 41' 37" E 21.73 FT; S 0 DEG 29' 34" E 326.41 FT TO BEG. AREA 0.388 AC. TOTAL **AREA 1.398 AC.** (Also known as 1981 W 450 N, Lehi UT 84043)

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; Beneficiary shall be required to subordinate or temporarily remove this lien as may be requested by the Trustor as may be needed to refinance.

FOR THE PURPOSE OF SECURING payment of the indebtedness, evidenced by a completed and executed AGREEMENT between ARLO WEBB & R. CURTIS PAYNE this non-recourse lien shall be placed on the title of the property for the principal sum of \$250,000 only (no interest), payable to the order of Beneficiary at the times, in the manner as therein set forth to be paid with principal Only, Monthly Payments of \$1,000/month beginning 30 days after the date herein signed and continue until paid in full.

The undersigned Trustor requests that a copy of any notice of default be mailed to him/her/it at the address hereinbefore set forth.

R. CURTIS PAYNE

STATE OF UTAH

COUNTY OF UTAH

On the  $\mathbb{Z}_{-}$  day of \_ , 2020, personally appeared before me R. Curtis Payne, of the within instrument, who duly acknowledged to me that he she/they executed the same. WITNESS my hand and official seal.

04/27/1023 My Commission Expires:

