

12942824
3/1/2019 3:04:00 PM \$15.00
Book - 10757 Pg - 2734-2736
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO:
Poulton Holding Co.
3785 700 East, Suite 201
Salt Lake City, UT 84106

File No.: 107654-CAF

TRUST DEED

THIS TRUST DEED, dated March 1, 2019, between **1010 Sterling, LLC, a Utah limited liability company**, as Trustor(s), whose address is 4074 South Wasatch Boulevard, Millcreek, UT 84107 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Poulton Holding Co. of 3785 700 East, Suite 201, Salt Lake City, UT 84106, as BENEFICIARY;

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof

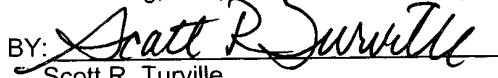
TAX ID NO.: 16-35-481-008 and 16-35-481-011 (for reference purposes only)

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$4,433,717.00 (Four Million Four Hundred Thirty-Three Thousand Seven Hundred Seventeen And No/100)**, made by Trustor, 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.

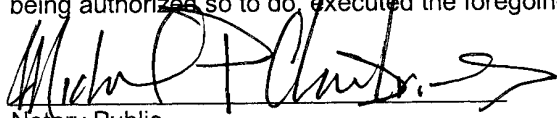
1010 Sterling, LLC, a Utah limited liability company

BY: 
Scott R. Turville
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 1st day of March, 2019, personally appeared before me Scott Turville, who acknowledged themselves to be the Manager of 1010 Sterling, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

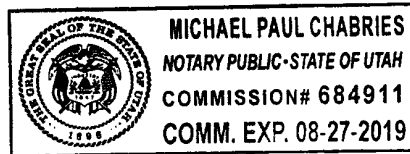


EXHIBIT A

PARCEL 1:

A tract of land situate in the Southeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning at the intersection of the Westerly right of way line of Wasatch Boulevard and the North line of said Southeast quarter of the Southeast quarter, which point is 50 feet West from the Northeast corner of said Southeast quarter of the Southeast quarter; thence West 230.00 feet; thence along a line which is parallel with and 230.00 feet perpendicularly distant Westerly from said Westerly right of way line of Wasatch Boulevard the following two courses and distances: (1) South $00^{\circ}13'44''$ West 575.73 feet to a point of tangency with a 1629.86 foot radius curve to the right; thence (2) Southerly 297.50 feet along the arc of said curve (Note: chord to said curve bears South $05^{\circ}38'22''$ West for a distance of 297.08 feet) to the point of a 150.00 foot radius, non-tangent curve to the left; thence Easterly 153.45 feet along the arc of said curve (Note: chord to said curve bears South $60^{\circ}41'38''$ East for a distance of 146.84 feet); thence East 92.12 feet, to the said Westerly right of way line of Wasatch Boulevard; thence Northerly 368.55 feet along said Westerly right of way line and the arc of a 1859.86 foot, non-tangent curve to the left (Note: center of said curve bears North $78^{\circ}14'09''$ West and the chord to said curve bears North $06^{\circ}05'15''$ East for a distance of 367.95 feet); thence North $00^{\circ}13'44''$ East 577.37 feet to the point of beginning.

PARCEL 2:

An entire tract of property situate in the Northeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning at the intersection of the Westerly right of way line of Wasatch Boulevard and the South line of said Northeast quarter of the Southeast quarter, which point is 50 feet West from the Southeast corner of said Northeast quarter of the Southeast quarter and running thence West 230.00 feet; thence North $00^{\circ}13'44''$ East 80.00 feet along a line which is parallel with and 230.00 feet perpendicularly distant Westerly from said Westerly right of way line of Wasatch Boulevard to the Southerly non-access (N/A) line of the Interstate 215 (1-215) on ramp; thence East 100.16 feet along said N/A line; thence North $72^{\circ}53'50''$ East 136.02 feet along said N/A line to the said Westerly right of way line of Wasatch Boulevard; thence South $00^{\circ}13'44''$ West 120.00 feet to the point of beginning.