

WHEN RECORDED, MAIL TO:
James A. Morgan
1205 North 2200 East
Layton, Utah 84040

RETURNED
JUN 27 2007

E 2283461 B 4313 P 710-711
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/27/2007 01:06 PM
FEE \$15.00 Pgs: 2
DEP RT REC'D FOR JAMES A MORGAN

10-091-0083
SE 21-4N-1W

TRUST DEED

THIS TRUST DEED is made this 12th day of May 2006, between MORGAN BROTHERS LLC. James A. Morgan, Manager and Joseph R. Morgan, Manager as Trustors, whose address is 1205 North 2200 East, Layton, Utah 84040, and as Trustee, and JAMES A. MORGAN, as Beneficiary.

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

See Attachment A. for Legal Description

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 enjoy with said property, or any part thereof;

FOR THE PURPOSE of SECURING payment of the indebtedness evidence by a promissory note of even date herewith, in the principal sum of \$82,000.00, 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.

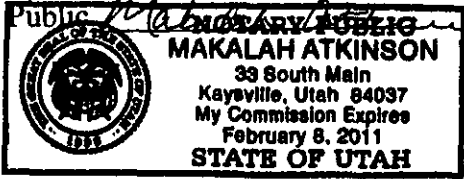
MORGAN BROTHERS LLC.

James A. Morgan [Signature]
Manager

Joseph R. Morgan [Signature]
Manager

STATE OF UTAH
COUNTY OF DAVIS

On this 12c day of June 2007, personally appeared before me James A. Morgan and Joseph R. Morgan, who duly acknowledged to me that they executed the foregoing instrument.

Notary Public [Signature]

MAKALAH ATKINSON
39 South Main
Kayeville, Utah 84037
My Commission Expires
February 8, 2011
STATE OF UTAH

Residing at:
33 S. Main St.
Kayeville Utah 84037

Commission Expires: Feb 8, 2011

ATTACHMENT A
MORGAN BROTHERS LLC AND JAMES A MORGAN

Beginning at a point South 89° 10' East 833.76 feet along the Section line and North 2° 29' 33" West 464.86 feet from the South corner of Section 21, Township 4 North, Range 1 West, Salt Lake Meridian in the City of Layton, and running thence North 2° 29' 33" West 381.2 feet, more or less, to a point 851.16 North of the North line of Gentile Street; thence South 89° 29' East 194.07 feet; thence South 4° 45' East 360.12 feet to a point North 84° 26' East of the point of beginning; thence South 84° 26' West 208.29 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO A right of way 25.0 feet wide, 12.5 feet on each side of the following described centerline: Beginning on the North line of a street at a point South 89° 19' East 33.76 feet along the section line and North 2° 29' 33" West 33.05 feet to the North line of said street and South 89° 19' East 108.44 feet along the North line of said street from the South Quarter corner of said Section 21, and running thence North 3° 48' West 168.93 feet to the point of tangency with a 464.11 foot radius curve to the right; thence Northerly 49.95 feet along the arc of said curve to the point of tangency with a 478.36 foot radius curve to the left; thence Northerly 49.96 feet along the arc of said curve; thence North 3° 37' West 583.54 feet.

TOGETHER WITH a 30 foot right of way for vehicular and pedestrian traffic to and from Fort Lane Street, upon, over and across the following described property: Beginning at a point North 28.16 feet and East 486.08 feet and South 89° 19' East along the North line of the street 346.20 feet to an old fence line and North 2° 29' 33" West along said old fence line 821.97 feet from the Southwest corner of the Southeast Quarter of said Section 21, and running thence North 89° 19' West 101.0 feet; thence North 84° 13' 47" West 13.37 feet; thence North 89° 06' 54" West approximately 185.80 feet to a point on the East line Fort Lane ; thence North 0° 36' 32" East along said East line of Fort Lane 30.0 feet; thence South 89° 06' 54" East along and old fence line 185.80 feet; thence South 84° 13' 47" East along said fence line 13.37feet; thence South 89° 19' East along said fence line 101.0 feet; thence South 2° 29' 33" East 30.0 feet to the point of beginning.

TOGETHER WITH a right of way for ingress and egress over and across the following described property: Beginning at a point on the East line of Fort Lane Street, said point also being North 507.92 feet and East 490.54 feet from the Southwest corner of the Southeast Quarter of said Section 21, and running thence North 00° 36' 32" East 32.0 feet along said East line; thence South 89° 19' East 318.47 feet to an old fence line; thence South 2° 29' 33" East 32.05 feet along said fence line; thence North 89°19' West 320.202 feet to the point of beginning.