

WHEN RECORDED MAIL TO:
LANE MORGAN
c/o United Title Services
229 East St. George Blvd. #200
St. George, UT 84770

DOC # 20070036727

Trust Deed Page 1 of 1
Russell Shirts Washington County Recorder
07/18/2007 10:17:48 AM
By UNITED TITLE SERVICES Fee \$ 10.00



File No: 26220

TRUST DEED

THIS TRUST DEED is made this 17TH day of JULY, 2006, BEVERLY S. KNOX, TRUSTEE OF THE BEVERLY S. KNOX FAMILY TRUST, DATED OCTOBER 8, 2001 as Trutor whose address is 250 LeGRANDE CIRCLE, United Title Services of Southern Utah, Inc. as Trustee, and LANE MORGAN, as Beneficiary

Trutor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in WASHINGTON, County, Utah.

(SC-VY-3-6)

ALL OF LOT 6, THE VINEYARDS PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

Together with all building, 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 unused or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even dated herewith, in the principal sum of **\$232,000.00**, 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.

Trutor 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 vent 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 Trutor 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.


BEVERLY S. KNOX, TRUSTEE

State of UTAH)
County of WASHINGTON)ss

On the 17th day of JULY, 2006, personally appeared before me BEVERLY S. KNOX, TRUSTEE OF THE BEVERLY S. KNOX FAMILY TRUST, DATED OCTOBER 8, 2001, the signer(s) of the foregoing instrument, who duly acknowledged to me that THEIR executed the same.


Notary Public

*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association authorized to do such business in Utah; a corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.

