

When Recorded Mail To:  
Alma Bishop  
Wanda Bishop  
9586 South Buttonwood Drive  
Sandy, UT 84092  
MNT File No.: 47297  
TAX ID NO.: 21-24-351-024  
21-24-351-043

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10/15/2015 1:43:00 PM \$23.00  
Book - 10370 Pg - 5640-5645  
Gary W. Ott  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 6 P.

## DEED OF TRUST With Assignment of Rents

This Deed of Trust with Assignment of Rents ("Trust Deed"), made this 15th day of October, 2015, between ATS Warehouse, LLC, as "Trustor", whose address is 601 West 6825 South, Midvale, UT 84047, Metro National Title as Trustee, and Alma Bishop and Wanda Bishop, as "Beneficiary", whose address is 9586 South Buttonwood Drive, Sandy, UT 84092.

WITNESSES: 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.

### Parcel 1:

Beginning at a point which is South 0°20'37" West 1497.05 feet, North 88°30' East 475.20 feet, North 88°48'20" East 131.90 feet and East 286.70 feet from the West quarter corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 118.76 feet; thence North 73°00' East 177.36 feet; thence North 66.00 feet; thence East 66.00 feet; thence South 27°00' East 1.47 feet; thence South 25°37' West 260.96 feet; thence West 123.46 feet to the point of beginning.

### Parcel 1A:

Together with a non-exclusive right of way for ingress and egress as disclosed by that certain Quit Claim Deed recorded December 21, 1994 as Entry No. 4031316 in Book 5617 at Page 452, over the following described property:

Beginning at a point on the West line of Section, said point being North 0°20'37" East 1110.45 feet from the Southwest corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian, (said point being also described as 184.80 feet South and South 0°29'37" West 16.51 feet from the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 24); and running thence North 88°34'00" East 607.20 feet; thence East 405.26 feet to the West line of the Union Pacific Railroad Right of Way; thence North 25°39'16" East 18.30 feet; thence West 413.18 feet; thence South 88°34'00" West 607.10 feet; thence South 0°20'37" West 16.51 feet to the point of beginning.

### Parcel 2:

A Parcel of land situate in the Southwest Quarter of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah, said Parcel being more particularly described as follows:

Beginning at a point which is North 00°19'16" East 1094.130 feet along the Section line and North 88°32'39" East 607.826 feet and North 89°58'39" East 284.720 feet from the Southwest corner of said Section 24; thence North 00°01'21" West 32.800 feet to the Southwest corner of Parcel #3 as defined in

that certain Quit Claim Deed recorded December 24, 1998 in Book 8208, Page 1188; thence North 89°58'39" East 123.978 feet along the South line of said Parcel #3 to a point on the West boundary line of the Oregon Short Line Railroad as defined in that certain Warranty Deed recorded July 28, 1904 in Book 6-R, Page 112; thence South 25°21'40" West 36.305 feet along said West line; thence South 89°58'39" West 108.415 feet to the point of beginning.

Parcel 2A:

Together with and subject to a Right of Way for roadway and utilities as disclosed by that certain Quit Claim Deed recorded November 12, 2003 as Entry No. 8888503 in Book 8909 at Page 6634 and that Affidavit recorded November 13, 2003 as Entry No. 8892230 in Book 8911 at page 94, across the following described property:

Beginning at a point which is North 00°19'16" East 1094.130 feet along the Section line and North 88°32'39" East 607.826 feet and North 89°58'39" East 32.920 feet from the Southwest corner of said Section 24; thence North 00°01'21" West 16.300 feet to a point on the South line of Parcel No. 2 as defined in that certain Warranty Deed recorded June 15, 1993 in Book 6686, Page 0405; thence North 89°58'39" East 367.949 feet along said South line to a point on the West boundary line of the Oregon Short Line Railroad as defined in that certain Warranty Deed recorded July 28, 1904 in Book 6-R, Page 112; thence South 25°21'40" West 18.042 feet along said West line; thence South 89°58'39" West 360.215 feet to the point of beginning.

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 belonging, now or hereafter used or enjoyed with said property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits.

FOR THE PURPOSE OF SECURING (1) payment of the indebtedness evidenced by a Trust Deed Note (hereinafter the "Note") of even date herewith, in the principal sum as specified therein, made by Trustor, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successor or assigns, when evidenced by a Promissory Note or Notes reciting that they are secured by this Trust Deed; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

TO PROTECT THE SECURITY OF THIS TRUST DEED, TRUSTOR AGREES:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting said property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to do all other acts which from the character or use of said property may be reasonably necessary, the specific enumeration's herein not excluding the general; and, if the loan secured hereby or any part thereof is being obtained for the purpose of financing construction of improvements on said property Trustor further agrees:

Trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth facts showing a default by Trustor under this numbered paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

2. To provide and maintain insurance in market standard types and amounts as normally carried to insure property of the type and nature of the improvements now existing or hereafter erected or placed on said property. Such insurance shall be carried in companies approved by Beneficiary with loss payable clauses in favor of and in form acceptable to Beneficiary, provided that Beneficiary shall only be entitled to payment in amounts not to exceed the amounts then outstanding under the Note. In the event of loss, Trustor shall give immediate notice to Beneficiary, who may make proof of loss, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Beneficiary, instead of to Trustor and Beneficiary jointly, and the insurance proceeds, or any part thereof, may be applied by Beneficiary, at its option, to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged, in amounts not to exceed the amounts then outstanding under the Note.

3. To deliver to, pay for and maintain with Beneficiary until the indebtedness secured hereby is paid in full, such evidence of title as Beneficiary may reasonably require, including abstracts of title or policies of title insurance and any extensions or renewals thereof or supplements thereto. The parties agree that the requirement in this Section 3 is met by the policy of title insurance obtained and paid for by Beneficiary as of approximately even date herewith.

4. To appear in and defend any action or proceeding purporting to affect the security hereof and/or the title to said property.

5. To pay all taxes, insurance and assessments of every kind or nature as and when required by holders of senior encumbrances or when otherwise due in absence of any requirements under senior encumbrances, if any.

6. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: Make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; commence, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefor, including cost of evidence of title, employ counsel, and pay his reasonable fees.

IT IS MUTUALLY AGREED THAT:

8. Should said property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquake, or in any other manner, Beneficiary shall be entitled to compensation, awards, and other payments or relief therefor, up to an amount then outstanding under the Note, and shall be entitled at its option to commence, appear in and prosecute in its own name, any action or proceedings, or to make any compromise or settlement, in connection with such taking or damage, but only up to the amount of money then outstanding under the Note.

9. At any time and from time to time upon joint written request of Beneficiary and Trustor, payment of its fees and presentation of this Trust Deed and the Note for endorsement (in case of full reconveyance, for cancellation and retention) without affecting the liability of any persons for the payment of the indebtedness secured hereby, Trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other

agreement affecting this Trust Deed or the lien or charge thereof; (d) grant any extension or modification of the terms of this loan; (e) reconvey, without warranty, all or any part of said property. The grantee in any reconveyance may be described as "the person or persons entitled thereto", and the recitals therein of any matters of facts shall be conclusive proof of the truthfulness thereof. Trustor agrees to pay reasonable Trustee's fees for any of the services mentioned in this paragraph.

10. As additional security, Trustor hereby assigns Beneficiary, during the continuance of these trusts, all rents, issues, royalties, and profits of the property affected by this Trust Deed and of any personal property located thereon. Until Trustor shall default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, Trustor shall have the right to collect all such rents, issues, royalties, and profits earned prior to default as they become due and payable. If Trustor shall default as aforesaid, Trustor's right to collect any of such moneys shall cease and Beneficiary shall have the right, with or without taking possession of the property affected hereby, to collect all rents, royalties, issues, and profits. Failure or discontinuance of Beneficiary at any time or from time to time to collect any such moneys shall not in any manner affect the subsequent enforcement by Beneficiary of the right, power, and authority to collect the same. Nothing contained herein, nor the exercise of the right by Beneficiary to collect, shall be, or be construed to be, an affirmation by Beneficiary of any tenancy, lease or option, nor an assumption of liability under, nor a subordination of the lien or charge of this Trust Deed to any such tenancy, lease or option.

11. Upon any default by Trustor hereunder that has not been cured within ten days following written notice to Trustor by Beneficiary of such default, or if such default is of such a nature that it could not reasonably be cured within such ten day period and Trustor does not commence and proceed with reasonable diligence and good faith to cure such default, then after such ten day period or longer period if such default cannot reasonably be cured within such ten day period, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court (Trustor hereby consenting to the appointment of Beneficiary as such receiver), and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect said rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

12. The entering upon and taking possession of said property, the collection of such rents, issues, and profits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking or damage of said property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

13. The failure on the part of Beneficiary to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Beneficiary of any default shall not constitute a waiver of any other or subsequent default.

14. Time is of the essence hereof. Upon default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder that has not been cured within ten days following written notice to Trustor by Beneficiary of such default, or if such default is of such a nature that it could not reasonably be cured within such ten day period and Trustor does not commence and proceed with reasonable diligence and good faith to cure such default, then after such ten day period or longer period if such default cannot reasonably be cured within such ten day period, all sums secured hereby shall immediately become due and payable at the option of Beneficiary. In the event of such default, Beneficiary may execute or cause Trustee to execute a written notice of default and of election to cause said property to be sold to satisfy the obligations hereof, and Trustee shall file such notice for record in each county wherein said property or some part or parcel thereof is situated. Beneficiary also

shall deposit with Trustee, the Note and all documents evidencing expenditures secured hereby.

15. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of default and notice of sale having been given as then required by law, Trustee without demand on Trustor, shall sell said property on the date and at the time and place designated in said notice of sale either as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which such property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale may, for any cause he deems expedient, postpone the sale from time to time until it shall be completed and, in every such case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale; provided, if the sale is postponed for longer than one day beyond the day designated in the notice of sale, notice thereof shall be given in the same manner as the original notice of sale. Trustee shall execute and deliver to the purchaser its Deed conveying said property so sold, but without any covenant of warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Beneficiary, may bid at the sale. Trustee shall apply the proceeds of the sale to payment of (1) the costs and expenses of exercising the power of sale and of the sale, including the evidence of title procured in connection with such sale; (2) cost of any evidence of title procured in connection with such sale and revenue stamps on Trustee's Deed; (3) all sums expended under the terms hereof, not then repaid, with accrued interest at the rate borne by the principal balance under the Note from date of expenditure; (4) all other sums then secured hereby; and (5) the remainder, if any to the person or persons legally entitled thereto, or the Trustee, in its discretion, may deposit the balance of such proceeds with the County Clerk of the county in which the sale took place.

16. Upon occurrence of any default hereunder that has not been cured within ten days following written notice to Trustor by Beneficiary of such default, or if such default is of such a nature that it could not reasonably be cured within such ten day period and Trustor does not commence and proceed with reasonable diligence and good faith to cure such default, then after such ten day period or longer period if such default cannot reasonably be cured within such ten day period,, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Trust Deed in the manner provided by law for the foreclosure of mortgages on real property and beneficiary shall be entitled to recover in such proceedings all costs and expenses incident thereto, including a reasonable attorney's fee in such amounts as shall be fixed by the court.

17. Beneficiary may appoint a Successor Trustee at any time by filing for record in the office of the County Recorder of each county in which said property or some part thereof is situated, a substitution of Trustee. From the time the substitution is filed for record, the new Trustee shall succeed to all the powers, duties, authority and title of the Trustee named herein or of any successor Trustee. Each such substitution shall be executed and acknowledged, and notice thereof shall be given and proof thereof made, in the manner provided by law.

18. This Trust Deed shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. All obligations of Trustor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including any pledge, of the Note secured hereby. In this Trust Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

19. Trustee accepts this Trust when this Trust Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Trust Deed or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party,

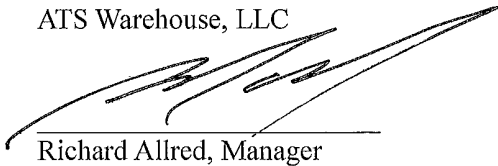
unless brought by Trustee.

20. This Trust Deed shall be construed according to the laws of the State of Utah.

21. 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.

Signature of Trustor

ATS Warehouse, LLC



Richard Allred, Manager

State of Utah  
County of Salt Lake ) ss:

On this date, October 15, 2015, personally appeared before me Richard Allred who being by me duly sworn did say that he/she is a Manager of ATS Warehouse, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Richard Allred acknowledged to me that said limited liability company executed same.

  
Notary Public