



W3137975

WHEN RECORDED MAIL TO:
The Seyed Ali Mirmontazeri Family Trust
2800 Bybee Dr. ,
Ogden, UT 84403

E# 3137975 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
25-Mar-21 10:53 AM FEE \$40.00 DEP PCI
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

File No.: 141313-LMS

TRUST DEED

THIS TRUST DEED, dated March 24, 2021, between **Commander's Mini Storage, LLC, a Florida limited liability company**, as Trustor(s), whose address is PO Box 540395, North Salt Lake, UT 84054 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and The Seyed Ali Mirmontazeri Family Trust, dated the 25th day of February, 2005 of C/O Escrow Specialists, as BENEFICIARY;

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

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 09-142-0025 (for reference purposes only)

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

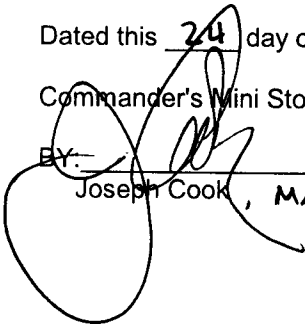
FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$140,000.00 (One Hundred Forty Thousand And No/100)**, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein 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.

Dated this 24 day of March, 2021

Commander's Mini Storage, LLC, a Florida limited liability company

BY:  _____
Joseph Cook, **MANAGER**

STATE OF UTAH

COUNTY OF DAVIS

On the 24 day of March, 2021, personally appeared before me Joseph Cook, who acknowledged themselves to be the MANAGER of Commander's Mini Storage, LLC, a Florida limited liability company, and that they, as such MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


 _____
Notary Public



EXHIBIT A

A part of the Southwest quarter of the Northwest quarter of Section 24, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at a point on the East line of State Highway 631.25 feet North and 50 feet East of the Southwest corner of said Northwest quarter and running thence South 75 feet; thence East to the West line of State of Utah property; thence North 75 feet; thence West to the place of beginning.