WHEN RECORDED MAIL TO: EQUITY 1ST FINANCIAL CORP. 28 East 2100 South, Suite 217 Salt Lake City, UT 84115 (801) 486-3434 6374896

06/05/96 10:48 AM 12.00

HANCY WORKMAN

RECORDER, SALT LAKE COUNTY, UTAH
CLAY HARRISON
28 E 2100 S \$114 SLC UT 84115
REC BY:B GRAY ,DEPUTY - WI

Space Above This Line for Recorder's Use

TRUST DEED

THIS TRUST DEED is made this 31ST day of JANUARY, 1996,

between DOUGLAS H. SYPHUS AND DIXIE L. SYPHUS, as Trustor,

whose address is 2001 SOUTH 700 EAST, SALT LAKE CITY, UTAH 84105

Clay Harrison, Attorney, as Trustee and EQUITY 1ST FINANCIAL CORP., as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following property situated in SALT LAKE COUNTY, UTAH:

SEE ATTACHED EXHIBIT "A"

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, terements, hereditaments, privileges and appurtenances thereunto now or hereafter used 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 date herewith, in the principal sum of \$6,000,00, payable to the order of Beneficiary at the times, in the manner and with interest as herein set for h, 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 waster, to maintain adequate fire insurance on improvements on said property 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 any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

DOUGLAS H. SYPHUS

DIXIEL SYPHUS

STATE OF UTAH

)

COUNTY OF SALT LAKE)

On the 31ST day of JANUARY, 1996, personally appeared before me DOUGLAS H. SYPHUS AND DIXIE L. SYPHUS, the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same.

NOTANY PUBLIC DEBRA J. EVANS Seade South Nourcease Lamp Beach South Nourcease Lamp By Committee Lamp Seade 62 del BANG of Utan

My Commission Expires: 05 JUNE 1996 NOTARY PUBLIC

Residing at:

SALT LAKE COUNTY, UTAH

Exhibit A

BEGINNING 358 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 2 , FIVE ACRE PLAT "A", BIG FIELD SURVEY; THENCE NORTH 40 FEET; THENCE EAST 165 FEET; THENCE SOUTH 40 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING.

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