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11/5/2018 3:16:00 PM \$14.00
Book - 10727 Pg - 9802-9804
ADAM GARDINER
Recorder, Salt Lake County, UT
HIGHLAND TITLE AGENCY
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Name: Flying Colors Group, LP
Address: 460 W. 5th St.
San Pedro, CA 90731

File No.: 42413

TRUST DEED

THIS TRUST DEED is made this 5th day of November, 2018 between Easy Wash Partners, LLC, as Trustor, whose address is 6845 South 1300 East, Cottonwood Heights, UT 84121, Highland Title Agency, Inc., as Trustee, and Flying Colors Group, LP, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property in Salt Lake County, State of Utah, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 6845 South 1300 East, Cottonwood Heights, UT 84121

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 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 \$590,000.00, 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.

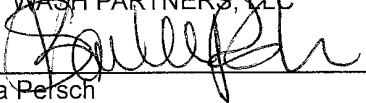
WITNESS, the hand of said grantor this 5th day of November, 2018.

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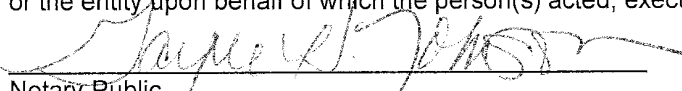
EASY WASH PARTNERS, LLC



Kailea Persch
Manager

State of Utah
County of Salt Lake

On this 5th day of November, 2018, personally appeared before me, the undersigned Notary Public, personally appeared Kailea Persch the Manager of Easy Wash Partners, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public

My commission expires: 08-29-21

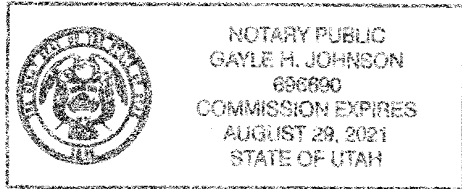


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the East right of way line of 1300 East Street, said point being North 999.90 feet and West 441.40 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°31'54" East 117.00 feet; thence South 0°28'06" West 90.00 feet; thence North 89°31'54" West 110.00 feet to the East right of way line of 1300 East Street; thence North 3°58'45" West along the East line 90.27 feet to the point of beginning.

Parcel No. 22-20-477-007