

WHEN RECORDED MAIL TO:  
Beneficiary  
1248 Wood Ave  
Salt Lake City, UT 84105

13466763  
11/18/2020 3:57:00 PM \$40.00  
Book - 11063 Pg - 6597-6598  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 2 P.

## Trust Deed

THIS TRUST DEED is made this 1<sup>st</sup> day of November, 2020.

Between IJDM ENTERPRISES, LLC., a Utah limited liability company  
INTEGRATED TITLE INSURANCE SERVICES, LLC  
WILL JAMISON

as Trustor,  
, as Trustee, and  
as Beneficiary.

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

Lot 35, Stewart's Addition, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Parcel Identification No. 15-13-251-001

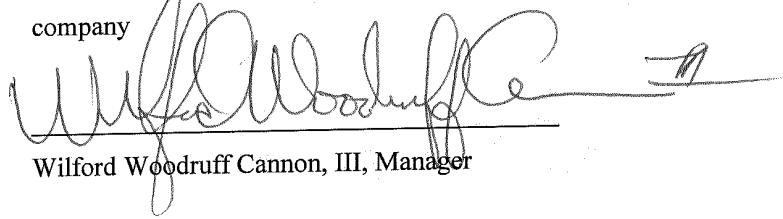
Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter, used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a Promissory Note dated December 30, 2015 in the principal sum of \$ 348,066.40 as of November 1, 2020, 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 the event of default in payment of 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.

IJDM Enterprises, LLC, a Utah limited liability  
company



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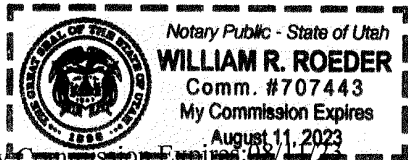
Wilford Woodruff Cannon, III, Manager

STATE OF UTAH

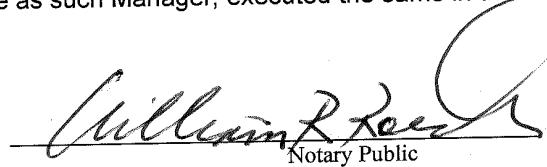
ss.

COUNTY OF SALT LAKE

On the 18th day of November, 2020, personally appeared before me Wilford Woodruff Cannon III who being duly sworn did say that he is the Manager of IJDM Enterprises, LLC, a Utah limited, and liability company and that said instrument was signed in behalf of said limited liability company by authority and said Wilford Woodruff Cannon III acknowledged to me that he as such Manager, executed the same in the name of the limited liability company.



My Commission Expires: 08/11/23  
Residing at: SLC, UT



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Notary Public