

**COURTESY RECORDING**

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**TRUST DEED**

**THIS TRUST DEED** is made this 11th day of September, 2008, between BMD Enterprises, LLC, as Trustor, whose address is 4774 West 11000 North, Highland, Utah 84003, Title West Title Company, as Trustee, whose address is 727 North 1550 East, Suite 150, Orem, Utah 84097, and Gary L. Carson and Jane S. Carson, as Beneficiary, whose address is 4774 West 11000 North, Highland, Utah 84003.

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

**Lot 13, Plat "A", Dairy View Estates Subdivision, Lehi, Utah, according to the official plat thereof, on file and of record in the office of the Utah County Recorder.**

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 **\$265,000.00**, 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.

BMD Enterprises, LLC

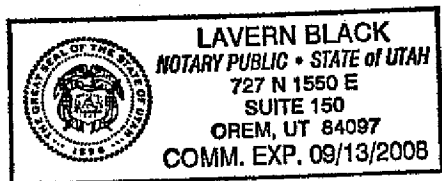
*Gary L. Carson*  
\_\_\_\_\_  
Gary L. Carson, Manager

COUNTY OF UTAH )

: ss.

STATE OF UTAH )

On the 11 day of September, 2008, personally appeared before me Gary L. Carson the Manager of BMD Enterprises, LLC, the signor(s) of the within instrument who duly acknowledged before me that he executed the same for and on behalf of said company.



*Lavern Black*  
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NOTARY PUBLIC