

WHEN RECORDED MAIL TO:

Como Springs Resort LLC
125 Eastmoor Dr.
Grantsville, UT 84029

TRUST DEED

THIS TRUST DEED is made this 30 day of AUGUST, 2006, between
CLAYTON GRANT MACKAY
whose address is 250 WEST BERGER LANE
Mountain View Title & Escrow Co.
COMO SPRINGS RESORT, LLC., as Beneficiary

Ent 104308 R 235 D 142
Date: 06-SEP-2006 3:32PM
Fee: \$18.00 Check
Filed By: LRA06 between
BRENDA NELSON, Recorder
MORGAN COUNTY
For: MOUNTAIN VIEW TITLE & ESCROW I

MORGAN, UT 84050

, as Trustee and

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

00-0002-3596
01-004-638

Together with all building, 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 amount of \$ 1,040,000. 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.

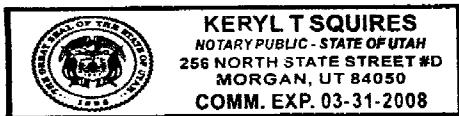
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including 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.

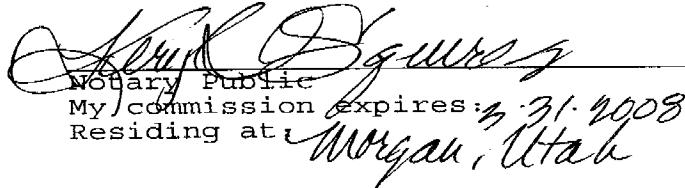
Trustee accepts this Trust when this Trust Deed duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Trust Deed or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party, unless brought by Trustee.


CLAYTON GRANT MACKAY

STATE OF UTAH)
)
COUNTY OF MORGAN)

On the 30th day of AUGUST, 2006, personally appeared before me CLAYTON GRANT MACKAY, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.




Notary Public
My commission expires: 3-31-2008
Residing at: Morgan, Utah

Continued

SITUATED IN MORGAN COUNTY, UTAH, IS LOCATED IN PART OF THE S 1/2 NW 1/4 AND N 1/2 SW 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH SIDE OF THE ROUND VALLEY ROAD 27.5 CHAINS (1815') NORTH AND 1.42 CHAINS (93.72') NORTH 50 DEG EAST OF THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUNNING NORTH 50 DEG EAST 7.88 CHAINS (520.08') TO THE CENTER OF THE WEBER RIVER; THENCE UP THE CENTER OF THE WEBER RIVER THREE COURSES AS FOLLOWS: NORTH 61 DEG EAST 271 FEET, NORTH 37 DEG EAST 470 FEET, NORTH 64 DEG EAST 340 FEET TO EAST LINE OF SW 1/4 NW 1/4; THENCE NORTH 20 FEET ALONG SAID QUARTER-QUARTER SECTION LINE; THENCE NORTH 41 DEG EAST 14 CHAINS (924'); THENCE SOUTH 56 DEG EAST 6 CHAINS (396'); THENCE SOUTH 33 DEG WEST 10 CHAINS (660'); THENCE SOUTH 12 DEG WEST 3 CHAINS (198'); THENCE SOUTH 32 DEG WEST 9 CHAINS (594'); THENCE SOUTH 52 DEG 30' WEST 9.5 CHAINS (627'); THENCE NORTH 78 DEG WEST 10 CHAINS (660'); THENCE NORTH 87 DEG WEST 4.67 CHAINS (308.22') TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING LOTS 1, 2, 3, 4, AND 5, COMO SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE WITH THE MORGAN COUNTY RECORDERS OFFICE.