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Book - 9751 Pg - 3796-3797

GARY W. OTT

RECORDER, SALT LAKE COUNTY, UTAH

LANDMARK TITLE

BY: EAP, DEPUTY - WI 2 P.

WHEN RECORDED, MAIL TO:

Lynn E. Grove

P.O. Box 681336

Park City, UT 84068

Space Above This Line for Recorder's Use

### Trust Deed

THIS TRUST DEED is made this 21st day of July

, 2009

between CHRISTIAN T. SANDBERG

, as Trustor,

whose address is 325 West 700 North #19, Salt Lake City, UT 84103

(Street and Number)

(City)

(State)

LANDMARK TITLE COMPANY

, as Trustee,\* and

LYNN E. GROVE

, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

#### COURTESY RECORDING

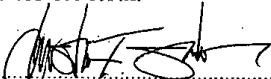
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Landmark Title Company hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

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 \$25,000.00, 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.

  
CHRISTIAN T. SANDBERG

STATE OF Utah

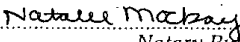
ss.

COUNTY OF Utah

On the 27 day of July, 2009, personally appeared before me

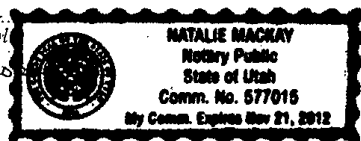
CHRISTIAN T. SANDBERG, the signer...

of the foregoing instrument, who duly acknowledged to me that he... executed the same.

  
Natalie Mackay  
Notary Public

My Commission Expires: Nov 21, 2012

Residing at: American Fork



\*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association or savings and loan association authorized to do such business in Utah; a corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.

EXHIBIT "A"

Unit 19, contained within the BROOKLYN PHASE 2, a Utah condominium project as identified in the Record of Survey Map recorded April 23, 2003 as Entry No. 9506425, in Book 2005P of Plats, at Page 309, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of the BROOKLYN, recorded April 23, 2003 as Entry No. 8623285, in Book 8783, at Page 3331 (as said Declaration may have been amended and/or supplemented) in the Office of the Recorder of Salt Lake County, Utah, together with the appurtenant interest in and to the common areas, limited common areas, and facilities more particularly described in said Record of Survey Map, Declaration and any amendments and/or supplements thereto.

For Reference Purposes Only: Tax Parcel/Serial No.: 08-25-453-040