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07/05/2012 12:40 PM \$40.00
Book - 10033 Pg - 113-117
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
OLD REPUBLIC TITLE (OHIO)
530 S MAIN ST STE 1031
AKRON OH 44311
BY: CDC, DEPUTY - MA 5 P.

Prepared by Kristy Young
~~After Recording Return To:~~

KeyBank National Association
Old Republic Title Residential Information Services
P. O. Box 16430
Boise, ID 83715

01-12053915-02R [Space Above This Line For Recording Data]

This transaction is subject to RESPA.

SHORT FORM DEED OF TRUST

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
330 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

DEFINITIONS

Words used in multiple sections of this Security Instrument are defined below and in the Master Form.

“Master Form” means that certain Master Form Deed of Trust recorded in the Office of the Recorder on 03/01/10, Document No. 10905581, in Book 9807, at Page(s) 1574, for land situate in the County of SALT LAKE.

“Security Instrument” means this document, which is dated 06/21/12, together with all Riders to this document.

“Borrower” is
LEE D. JEPPSON, MARRIED
CATHERINE L. JEPPSON, MARRIED

The Borrower’s address is 4673 ATHENS DR
WEST JORDAN, UT 84088

Borrower is the trustor under this Security Instrument.

“Co-Grantor” means any Borrower who signs this Security Instrument but does not execute the Debt Instrument.

“Lender” is KeyBank National Association
4910 Tiedeman Road, Suite B, Brooklyn, OH 44144. Lender
is the beneficiary under this Security Instrument.

“Trustee” is
KEYBANK NATIONAL ASSOCIATION
431 E PARKCENTER BLVD
BOISE, ID 83706

“Debt Instrument” means the promissory note signed by Borrower and dated 06/21/12. The Debt Instrument states that Borrower owes Lender U.S. \$ 125,000.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in

full not later than 07/04/2022.

"Property" means the property that is described below under the heading "Transfer of Rights in the Property."

"Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Debt Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this purpose, Borrower irrevocably grants, conveys and warrants to Trustee, in trust, with power of sale, the following described Property located at

4673 W ATHENS DRIVE WEST JORDAN, UT 84088

("Property Address"), which is also located in:

the County of SALT LAKE, in the State of Utah

PPN # 2131306002-0000

and as may be more fully described in Schedule A.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant, convey and warrant the Property, that the Property will not be used for or in connection with any illegal activity and that the Property is unencumbered as of the execution date of this Security Instrument, except for this Security Instrument and the encumbrances described in Schedule B, which is attached to this Security Instrument and incorporated herein by reference. Borrower further warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

INCORPORATION OF MASTER FORM PROVISIONS

Definitions in the Master Form that are not set forth above and Section 1 through and including Section 23 of the Master Form, are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of the Master Form and agrees to be bound by the Sections and paragraphs of the Master Form incorporated into this Security Instrument.

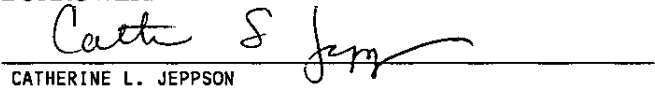
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it

BORROWER:



LEE D. JEPSON

BORROWER:



CATHERINE L. JEPSON

BORROWER:

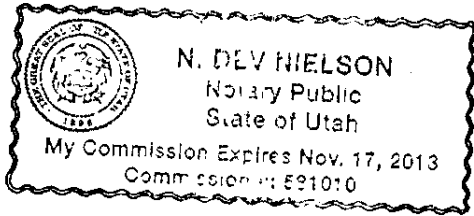
BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:



STATE OF UTAH)
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 21ST day of JUNE, 2012, by LEE D. JEPSON AND CATHERINE JEPSON

My Commission Expires: 11.17.13

[Signature]
Notary Public
Residing at: BOUNTIFUL, UTAH

STATE OF UTAH)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____

My Commission Expires: _____

Notary Public
Residing at: _____

STATE OF UTAH)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, the _____ of _____ a _____

My Commission Expires: _____

Notary Public
Residing at: _____

STATE OF UTAH)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, the _____ of _____ a _____

My Commission Expires: _____

Notary Public
Residing at: _____

THIS INSTRUMENT PREPARED BY: KeyBank National Association / Kristy Young

Schedule A

SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH: ALL OF LOT 229, SUNTREE MEADOWS NO. 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

Schedule B

Reference Number: 120831853460C

KeyBank UT Short Form Closed-End (RESPA) Security Instrument (5/11/2011)
HC# 4835-5847-2969

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