

When Recorded Mail To:

Kirk Miller
6868 Trappers Circle
Morgan, UT 84050

Ent 115082 Bk 274 Pg 41
Date: 15-JAN-2009 3:19PM
Fee: \$12.00 Check
Filed By: CRB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: MILLER KIRK A

TRUST DEED

THIS TRUST DEED is made this 5th day of Dec, 2008 between Kirk Miller and Heidi Miller, husband and wife as Trustor, whose address is, Morgan, UT, 84050, Mountain View Title & Escrow Company, as Trustee and The Bindrup Family Trust dated the 25th day of November 1991, William K. Bindrup and Orell C. Bindrup as beneficiary.

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

All of Lot #61, Trappers Pointe P.R.U.D. Plat 'B' a Planned Residential Unit Development, according to the official plat thereof, on file and of record in the office of the Morgan County Recorder.

PARCEL # 00-0058-3862
Serial Number: 03-TP2-0061

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 \$100,000.00 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 the 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 and 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.

Signature of Trustor(s)

[Handwritten signature of Kirk Miller]

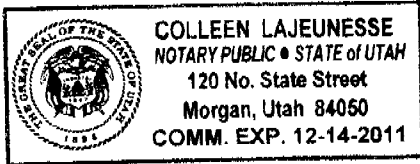
Kirk Miller

[Handwritten signature of Heidi Miller]

Heidi Miller

State of Utah)
County of MORGAN)

On the 5th day of December, 2008, personally appeared before me Kirk Miller and Heidi Miller, husband and wife being the signers of the instrument herein and who duly acknowledged to me that they executed the same.



[Handwritten signature of Colleen Lajeunesse]

Notary Public:
Residing at: 1100 W. Island Rd Morgan UT - 84050
Commission Expires 12-14-2011