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7/3/2014 11:23:00 AM \$15.00  
Book - 10243 Pg - 3345-3347  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BENCHMARK TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Robert J. Wines  
Attorney at Law  
687 6<sup>th</sup> Street  
Elko, Nevada 89801

12631

TRUST DEED

THIS TRUST DEED is made as of the 1<sup>st</sup> day of June, 2014, between Brian K. Hill and Kim M. Hill, jointly as Trustor, whose address is 4978 S. Atwood Blvd, Murray, Utah, 84107, Benchmark Title Insurance Agency, 4516 South 700 East, Suite 260, Salt Lake City, Utah 84107, as Trustee, and Robert J. Wines, Personal Representative of the Estate of Janice F. Armstrong a.k.a. Janice Lucille Armstrong of 687 6<sup>th</sup> Street, Elko, Nevada 89801 as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the property located at approximately Murray City, Salt Lake County Utah, as is more particularly described on the attached Exhibit "A."

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;

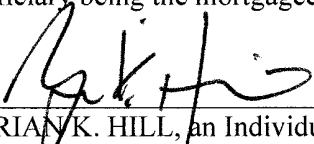
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of ONE HUNDRED AND TWENTY FIVE THOUSAND DOLLARS (\$125,000), payable to the order of Beneficiary at the times, in the manner, and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

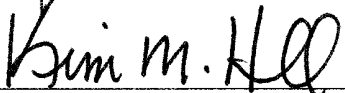
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments related to water and utilities in regards to said property, not to commit waste, to maintain adequate casualty insurance on improvements on said property, to pay all costs and expenses of collection (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.

Any procedures or remedies provided herein shall be modified by and replaced with, where inconsistent with or required by, any procedures or requirements of the laws of State of Utah. In addition, should this document be or become ineffective as a deed of trust, then this document shall be construed and enforced as a realty mortgage with Trustor being the mortgagor and Beneficiary being the mortgagee.

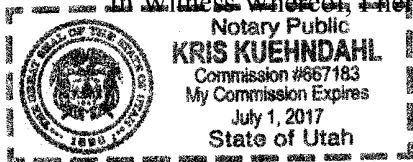
  
BRIAN K. HILL, an Individual

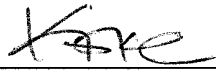
  
KIM M. HILL, an Individual

STATE OF UTAH            )  
  ss.  
COUNTY OF SALT LAKE )

On the 2<sup>nd</sup> day of July, 2014, personally appeared before me Brian K. Hill, the signer of the foregoing instrument, acknowledged the execution of the same to be his free act and deed.

In Witness Whereof, I hereunto set me hand.

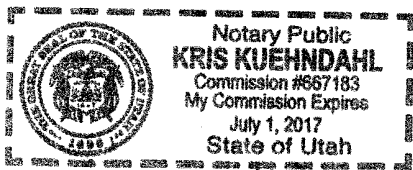


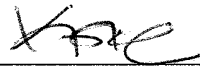
  
\_\_\_\_\_  
Notary Public

STATE OF UTAH            )  
  ss.  
COUNTY OF SALT LAKE )

On the 2<sup>nd</sup> day of July, 2014, personally appeared before me Kim M. Hill, the signer of the foregoing instrument, acknowledged the execution of the same to be her free act and deed.

In Witness Whereof, I hereunto set me hand.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**

A parcel of real property located in Salt Lake County, Utah, more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 8, Atwood Addition, thence South 62°55'00" East 135 feet; thence South 17°15'00" West 74.7 feet; thence North 62°55'00" West 66.05 feet; thence North 71°50'00" West 67.9 feet to the East right of way line of Atwood Blvd, thence North 17°15'00 East 85.6 feet to the point of Beginning.

Together with ½ of the vacated alley abutting the East side of the foregoing Property.

More commonly known as: 4975 South Atwood Blvd, Murray, Utah

APN: 22-07-179-~~X~~0001-0000