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1/16/2015 1:22:00 PM \$40.00  
Book - 10289 Pg - 3737-3744  
Gary W. Ott  
Recorder, Salt Lake County, UT  
AMERICAN TITLE INC  
BY: eCASH, DEPUTY - EF 8 P.

After recording, return recording  
information to: 20142020059  
**American Title, Inc.**  
**PO Box 641010**  
**Omaha, NE 68164-1010**

This instrument prepared by:  
Wells Fargo Bank, N.A.  
AUDREY DIXON  
DOCUMENT PREPARATION  
8505 IBM DRIVE 3RD FL  
Charlotte, NC 28262  
1-800-400-3339

Tax Serial No: 09-33-403-011-0000

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**SHORT FORM OPEN-END DEED OF TRUST**  
**RESPA**

REFERENCE #: 20143227900018

ACCOUNT#: XXX-XXX-XXX3360-1998

**DEFINITIONS**

Words used in multiple sections of this document are defined below. The Master Form Deed of Trust includes other defined words and rules regarding the usage of words used in this document.

(A) **“Security Instrument”** means this document, which is dated January 05, 2015, together with all Riders to this document.

(B) **“Borrower”** is ANN B. SCOTT, AS TRUSTEE OF THE ANN B. SCOTT TRUST. Borrower is the trustor under this Security Instrument.

(C) **“Lender”** is Wells Fargo Bank, N.A.. Lender is a national bank organized and existing under the laws of the United States. Lender’s address is 101 North Phillips Avenue, Sioux Falls, SD 57104. Lender is the beneficiary under this Security Instrument.

**(D)** "Trustee" is Wells Fargo Bank Northwest, N.A., Attention: Consumer Loan Servicing, P.O. Box 31557, Billings, MT 59107.

**(E)** "Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated January 05, 2015. The Debt Instrument states that Borrower owes Lender, or may owe Lender, an amount that may vary from time to time up to a maximum principal sum outstanding at any one time of, FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100THS Dollars (U.S. \$ 475,000.00) plus interest. Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than seven (7) calendar days after February 05, 2045.

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

**(G)** "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.

**(H)** "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [mark as applicable]:

- N/A Leasehold Rider
- X   Third Party Rider
- N/A Other(s) [specify]    N/A

**(I)** "Master Form Deed of Trust" means the Master Form Open-End Deed of Trust dated June 14, 2007, and recorded on July 12, 2007, as Instrument No. 10160683 in Book 9490 at Page 407 - 419 of the Official Records in the Office of the Recorder of Salt Lake County, State of Utah.

**TRANSFER OF RIGHTS IN THE PROPERTY**

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all future advances, renewals, extensions and modifications of the Debt Instrument, including any future advances made at a time when no indebtedness is currently secured by this Security 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 in the

\_\_\_\_\_ County \_\_\_\_\_ of \_\_\_\_\_ Salt Lake \_\_\_\_\_ :  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

THE FOLLOWING DESCRIBED TRACT OF LAND IN SALT LAKE COUNTY, STATE OF UTAH, TO-WIT: LOT 20, FEDERAL HEIGHTS PLAT "D" SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

*PID: 09-33-403-011-0000*

which currently has the address of

\_\_\_\_\_ 1749 EAST FORT DOUGLAS CIRCLE \_\_\_\_\_  
[Street]  
\_\_\_\_\_ SALT LAKE CITY \_\_\_\_\_, Utah \_\_\_\_\_ 84103 \_\_\_\_\_ (“Property Address”):  
[City] [Zip Code]

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.” The Property shall also include any additional property described in Section 20 of the Master Form Deed of Trust.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant, convey and warrant the Property and that the Property is unencumbered, except for encumbrances of record as of the execution date of this Security Instrument. Borrower further warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

#### MASTER FORM DEED OF TRUST

By the execution and delivery of this Security Instrument, Borrower agrees that all of the provisions of the Master Form Deed of Trust are hereby incorporated in their entirety into this Security Instrument. Borrower agrees to be bound by and to perform all of the covenants and agreements in the Master Form Deed of Trust. A copy of the Master Form Deed of Trust has been provided to Borrower.

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 also acknowledges receipt of a copy of this document and a copy of the Master Form Deed of Trust.

Ann B. Scott, Trustee  
ANN B. SCOTT, TRUSTEE OF THE ANN B. SCOTT TRUST - Borrower

**ACKNOWLEDGMENT:**

For An Individual Acting In His/Her Own Right:

State of Utah  
County of Salt Lake

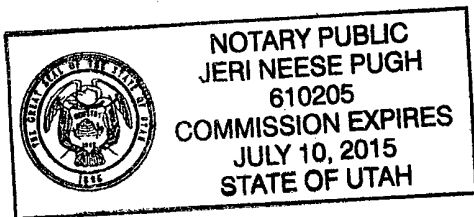
I, a Notary Public of the County of Salt Lake, State of Utah, do hereby certify that

ANN B. SCOTT, TRUSTEE OF THE ANN B. SCOTT TRUST

personally appeared before me this 6<sup>th</sup> day of January, 2015, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

[Notary Seal]



Print Name: Jeri Neese Pugh  
Notary Public

My Commission expires: 7-10-2015

For An Individual Trustee Borrower:

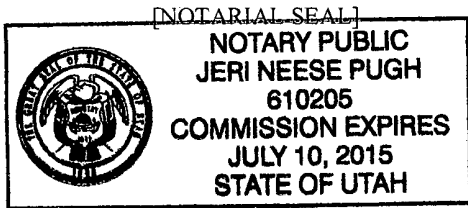
State of Utah  
County of Salt Lake

I Jeri Neese Pugh, a Notary Public of the State of Utah, do hereby certify that

ANN B. SCOTT, TRUSTEE OF THE ANN B. SCOTT TRUST

personally appeared before me this day and acknowledged that s/he is the Trustee for the Trust known as The Ann B. Scott Trust, and that s/he executed the foregoing instrument in his/her capacity as Trustee for the said Trust, and that s/he was authorized to do so in the trust instrument pursuant to which the said Trust was created.

Witness my hand and notarial seal on this the 6<sup>th</sup> day of January, 2015



Jeri Neese Pugh  
Print Name: Jeri Neese Pugh  
Notary Public

My commission expires: 07-10-2015

Loan Originator's Name: JERI PUGH  
NMLSR ID: 1104142



UTAH-SHORT FORM OPEN-END SECURITY INSTRUMENT  
UT107006, HCWF#983v4 (8/16/2014) UT-107006-0314

(page 6 of 6 pages)  
Documents Processed 12-31-2014

Reference Number: 20143227900018  
Account Number: XXX-XXX-XXX3360-1998

Wells Fargo Bank, N. A.

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### THIRD PARTY RIDER

THIS THIRD PARTY RIDER is made on January 05, 2015 is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned Trustee(s) to secure the Debt Instrument from LYNN S. SCOTT, ANN B. SCOTT, (individually and collectively referred to as the "Debtor") to Wells Fargo Bank, N. A. (the "Lender") of the same date and covering the property described in the Security Instrument (the "Property") and located at:

1749 EAST FORT DOUGLAS CIRCLE , SALT LAKE CITY, UT 84103  
[Property Address]

In addition to the covenants and agreements made in the Security Instrument, the undersigned Trustee(s) and Lender further covenant and agree as follows:

With respect to the ANN B. SCOTT (the "Trust"), the Security Instrument constitutes a third party mortgage/deed of trust and grant of security interest by the undersigned as Trustee(s) of said Trust in the Property to secure the Debt Instrument of the Debtor to the Lender.

Consequently, references in the Security Instrument to "Borrower" refer to the undersigned Trustee(s) and the Debtor if the context in which the term is used so requires. Without limiting the generality of the foregoing, the use of the term "Borrower" in the context of warranties, representations and obligations pertaining to the Property shall refer to the undersigned Trustee(s). The use of the term "Borrower" in the context of the requirements under the Debt Instrument shall refer to the Debtor.

Except with respect to the obligation(s) of the undersigned as individuals, and not as Trustee(s), with respect to the Debt Instrument before the date first set forth herein above and the obligation(s) of the undersigned as individuals with respect to the Debt Instrument prior to the transfer of the Property into the Trust, the Trust and the undersigned, as Trustee(s), are not liable for the debt evidenced by the Debt Instrument and are a party hereunder only insofar as their interest in the Property is made subject to the Security Instrument.

Further, revocation of the Trust, transfer of the Property by the Trust, or death of any Debtor shall constitute an event of default under the Security Instrument.

By signing below, the undersigned Trustee(s) accept(s) and agree(s) to the terms and provisions contained in this Third Party Rider.

*Ann B Scott*

ANN B. SCOTT

**Attach this Rider to the Security Instrument before Recording**

Loan Originator's Name: JERI PUGH  
NMLSR ID: 1104142

3rd Party Rider, HE101137 HCWF#132.v10 (8/16/14)  
HE-101137-0314



2/2  
Documents Processed 12-31-2014 11:31:01

**BK 10289 PG 3744**