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Rhonda Francis Summit County Recorder

07/12/2024 03:51:48 PM Fee \$40.00

WHEN RECORDED RETURN TO:

By CHICAGO TITLE PARK CITY - 1790 SUN PEAK DR. #A20:

Electronically Recorded

Clack Investments LLC

8597 Parleys Lane

Park City UT 84098

CTUT2400484-WG

APN/Tax is WPL-2-AM

TRUST DEED

THIS TRUST DEED is made this 10th day of July, 2024 between **Riverwoods Construction Inc.**, whose address is **8609 Parleys Lane, Park City UT 84098**, as Trustor; **Chicago Title Agency of Utah** as Trustee, and **Clack Investments LLC**, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property in Summit County, State of Utah, described as follows:

SEE ATTACHED EXHIBIT "A"

Also known by street and number as: 8609 Parleys Lane, Park City UT 84098

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 **\$1,200,000.00**, 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 her at the address hereinbefore set forth.

EXHIBIT "A"

For APN/Parcel ID(s): WPL-2-AM

PARCEL 1:

ALL OF LOT 2, THE WOODS OF PARLEY'S LANE SUBDIVISION SECOND AMENDED PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

PARCEL 1A:

AN ACCESS EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WOODS OF PARLEYS LANE.