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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

09/12/2025 03:07:02 PM Fee \$40.00

By METRO NATIONAL TITLE

Electronically Recorded

When Recorded Mail To:
6465 S. 3000 E.,
Suite 101,
Salt Lake City, UT 84121

TAX ID NO.: STRS-2-207; STRS-2-209; STRS-2-210;
STRS-2-217; STRS-2-218; STRS-2-219; STRS-2-220;
STRS-2-221; STRS-2-222

TRUST DEED

THIS TRUST DEED is made this date, September 11, 2025, between Estates Managers, LC, a Utah limited liability company, Trustor, whose address is 6465 S. 3000 E., Suite 101, Salt Lake City, UT 84121, Metro National Title, as TRUSTEE, and Legacy AK, LLC, a Utah limited liability company, as BENEFICIARY, whose address is 6465 S. 3000 E., Suite 101, Salt Lake City, UT 84121.

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

Lots 207, 209, 210, 217, 218, 219, 220, 221, and 222, Stewart Ranches Subdivision Phase 2, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

Together with all buildings, fixtures and improvements thereof 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 \$600,000.00 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.

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 herein before set forth.

The officer, manager, member or partner who signs this trust deed hereby certifies that this trust deed and the transfer represented thereby was duly authorized under a resolution, operating or partnership agreement duly adopted by the board of directors, member or partners of the Trustor at a lawful meeting duly held and attended by a quorum.

COURTESY RECORDING

This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability to the accuracy of the content thereof.

Estates Managers, LC, a Utah limited liability company

By: Management Partners US LLC, a Nevada limited liability company
Its: Manager

Management Partners US LLC, a Nevada limited liability company

By: 
Douglas K. Anderson, Manager

State of Utah)

ss:

County of Salt Lake)

On this date, September 11, 2025, personally appeared before me Douglas K. Anderson, who being by me duly sworn did say that he is the Manager of Management Partners US LLC, a Nevada limited liability company, Manager of Estates Managers, LC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Douglas K. Anderson acknowledged to me that said limited liability company executed same.


Notary Public

