

WHEN RECORDED MAIL TO:

Stephen George Boyden Revocable Inter Vivos and
Patricia Shumway Boyden Revocable Inter Vivos Trust
Attn: Stephen G. Boyden
1100 South 1500 East
Salt Lake City, UT 84105

File No.: 195527-CPP

TRUST DEED

THIS TRUST DEED, dated November 26, 2025, between **Courthouse Hill, LLC, a Utah limited liability company**, as Trustor(s), whose address is 1100 South 1500 East, Salt Lake City, UT 84105 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and **Stephen George Boyden, Trustee of the Stephen George Boyden Revocable Inter Vivos Trust dated the 29th day of June, 1993 and Stephen G. Boyden, Successor Trustee of the Patricia Shumway Boyden Revocable Inter Vivos Trust dated the 29th day of June, 1993** of 1100 South 1500 East, Salt Lake City, UT 84105, as BENEFICIARY;

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:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: CT-276 (for reference purposes only)

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$600,000.00 (Six Hundred Thousand And No/100)**, made by Trustor, 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 him at the address hereinbefore set forth.


Courthouse Hill, LLC, a Utah limited liability company

BY: 
Stephen G. Boyden
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On ^{25th} ~~26th~~ day of November, 2025, before me, personally appeared Stephen G. Boyden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Courthouse Hill, LLC, a Utah limited liability company.


Notary Public

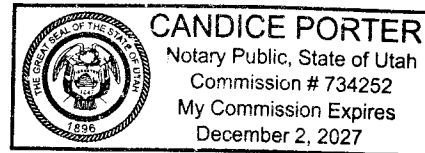


EXHIBIT A

PROPOSED COURTHOUSE HILL SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN SECTION 8 OF TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING DERIVED FROM THE UTAH CENTRAL STATE PLANE ZONE WHICH RESULTS IN A BEARING OF NORTH 00°56'29" WEST BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 8 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°56'29" WEST 2791.57 FEET ALONG THE SECTION LINE AND S89°59'52" WEST 1024.31 FEET FROM THE BRASS BOLT MARKING THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING AN EXISTING REBAR AND CAP COMMON TO PARCEL CT-249-A) AND RUNNING THENCE SOUTH 65°20'55" WEST 123.92 FEET ALONG SAID PARCEL CT-249-A TO A POINT OF INTERSECTION WITH COALVILLE MAIN STREET AS DELINEATED BY STATE HIGHWAY PROJECT FAT-76-F; THENCE 432.10 FEET ALONG THE ARC OF A 1096.30 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 03°07'56" EAST 429.31 FEET, ALONG THE RIGHT OF WAY LINE WHICH IS OFFSET 50 FEET AND PARALLEL TO THE CENTERLINE OF SAID PROJECT FAP-76-F; THENCE NORTH 14°25'23" EAST 159.49 FEET, MORE OR LESS, ALONG SAID RIGHT OF WAY LINE TO AN EXISTING RIGHT OF WAY MARKER FOR ENGINEERS STATION 434+21.4; THENCE NORTH 17°29'55" EAST 453.34 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH AN EXISTING LINE OF FENCE AND THE SOUTHWEST CORNER OF BLACK WILLOW SUBDIVISION; THENCE SOUTH 88°23'53" EAST 452.37 FEET ALONG SAID LINE OF FENCE AND THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 41°18'04" WEST 303.48 FEET; THENCE SOUTH 28°24'19" WEST 602.07 FEET; THENCE SOUTH 15°07'58" WEST 200.54 FEET TO THE POINT OF BEGINNING.