

WHEN RECORDED MAIL TO:

Mark Litchfield
177 Hollybrook Cove
Draper UT 84020

12525448
5/1/2017 8:18:00 AM \$11.00
Book - 10552 Pg - 8575
Gary W. Ott
Recorder, Salt Lake County, UT
PINNACLE TITLE CO.
BY: eCASH, DEPUTY - EF 1 P.

TRUST DEED

THIS TRUST DEED is made this 28th of April, 2017, between

AJER, LLC, as TRUSTOR, whose address is 228 Bridgecreek Way, Draper, UT 84020

Pinnacle Title Insurance Agency Corp., as Trustee, and

Mark Litchfield, as beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Salt Lake County, UT.

16-19-234-004

LOT 24 & E 1/2 OF LOT 25 BLK 1 FOREST DALE PLAT A , according to the official plat thereof on file and of record in the official records of the Salt Lake County Recorder.

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 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 **\$25,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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 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.

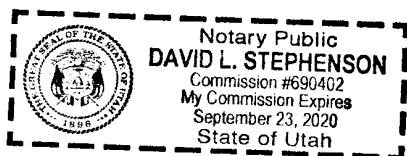
COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Pinnacle Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

AJER, LLC
Rustyn Smith
by: Rustyn Smith manager

STATE OF UT)
) ss
COUNTY OF Salt Lake)

On the 28th day of April, 2017, personally appeared before me Rustyn Smith by me duly sworn did say that he is the said Member of AJER LLC, and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement, and said Limited Liability Company executed the same.



DM

Notary Public