

WHEN RECORDED MAIL TO:  
Kenny R. Robison  
8941 S. Quail Run Drive  
Sandy, Ut. 84093  
Eagle Gate Title File UT070794JB

12566422  
6/29/2017 4:42:00 PM \$13.00  
Book - 10573 Pg - 832-833  
Gary W. Ott  
Recorder, Salt Lake County, UT  
EAGLE GATE TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 2 P.

## TRUST DEED

THIS TRUST DEED is made this 28th of June, 2017, between **Jeff Penrose** as TRUSTOR, whose address is: 6327 S. Colleton Circle, Salt Lake City, Utah 84121

**EAGLE GATE TITLE INSURANCE AGENCY, INC.** as Trustee, and

**Kenny R. Robison and Gary L. Robison**, as beneficiaries.

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

**Parcel: 16-31-451-009:**

**Beginning 646.5 feet East from the Northwest corner of lot #9, Block 7, 10 Acre Plat A, Big Field Survey; thence East 79.7 feet; thence South 100 feet; thence West 79.7 feet; thence North 100 feet to beginning. Less Tract deeded to Salt Lake County.**

**Parcel: 16-31-451-010:**

**Beginning 586.5 feet East and South 7 feet from the Northwest Corner of Lot 9, Block 7, Ten Acre Plat A, Big Field Survey; thence East 60 feet; thence South 93 feet; thence East 79.7 feet; thence South 60.5 feet; thence West 139.7 feet; thence North 153.5 feet to the place of beginning.**

**Parcel: 16-31-451-011:**

**Beginning 511.5 feet East and 160.5 feet South from the Northwest Corner of Lot 9, Ten Acre Plat A, Big Field Survey; thence East 214.7 feet more or less, to the West line of 400 East Street; thence South 59.5 feet; thence West 214.7 feet; thence North 59.5 feet to the place of beginning.**

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 promissary note of even date herewith, in the principal sum of **\$1,008,500.00**, 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.

  
Jeff Penrose

STATE OF UTAH )  
SS:  
COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO before me the undersigned, a Notary Public in and for said County and State this 21<sup>st</sup> day of JUNE, 2017, by Jeff Penrose, personally known to me on the basis of satisfactory evidence to be the person who appeared before me.

WITNESS my hand and official seal.

  
NOTARY PUBLIC

