

E 127128 B 300 P 1839
Date 02-Oct-2012 02:47PM
Fee: \$10.00 ACH
Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: BONNEVILLE SUPERIOR TITLE COMP
Recorded Electronically by Simplifile

After Recording Return to:
David S Bailey
6441 North Willow Creek Road
Morgan, Utah 84050

166212

TRUST DEED

03-COHILL-0123 +
00-0073-6533

THIS TRUST DEED is made this 1st day of October, 2012, between

DAVID S BAILEY,

as TRUSTOR

BONNEVILLE SUPERIOR TITLE COMPANY,

as TRUSTEE, and

STEVEN D BAILEY,

as BENEFICIARY

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in MORGAN County, UTAH

Lot 123, Cottonwood Hills, a Planned Unit Development, P.U.D., according to the Official Plat thereof as recorded in the Office of the Morgan County Recorder, State of Utah.

03-COHILL-0123 & 00-0073-6533

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 \$190,000.00, 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.

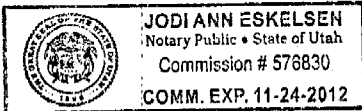
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

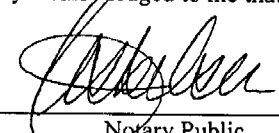
Attest:


DAVID S BAILEY

STATE OF UTAH)
SS:
COUNTY OF WEBER)

On the 1st day of October, 2012, personally appeared before me DAVID S. BAILEY, the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same.




Notary Public
My commission Expires: 11-24-12
Residing at: Ogden