

When Recorded Mail To:
RJ Beers Investments, LLC
8086 South Proctor Farm Circle
Sandy, Utah 84093

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3/29/2019 12:47:00 PM \$14.00
Book - 10765 Pg - 2191-2193
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 3 P.

MNT File No.: 65741
TAX ID NO.: 27-17-334-011

TRUST DEED

THIS TRUST DEED is made this date 28th day of March, 2019 between Corbyn Jaren Spencer, as TRUSTOR, whose address is 10902 South Harvest Pointe Drive, South Jordan, Utah 84111, Metro National Title - Midvale Branch, as TRUSTEE, and RJ Beers Investments, LLC, a Utah Limited Liability Company, as BENEFICIARY, whose address is 8086 South Proctor Farm Circle, Sandy, Utah 84093.

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

Lot 1057, RUSHTON MEADOWS TOWNHOMES PHASE 1, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

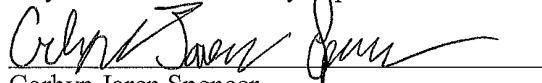
Together with all buildings, fixtures and improvements thereof and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$303,100.00 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.

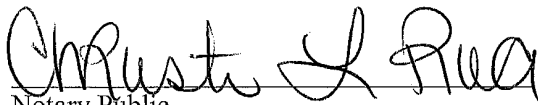
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address herein before set forth.

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.


Corbyn Jaren Spencer

State of Utah County of Salt Lake)ss:

On this date, March 28, 2019, personally appeared before me Corbyn Jaren Spencer, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.


Notary Public

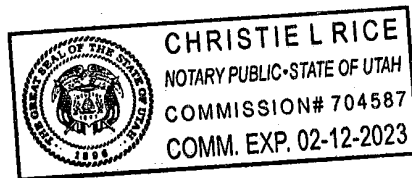


Exhibit "A"

Lot 1057, RUSHTON MEADOWS TOWNHOMES PHASE 1, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.