

WHEN RECORDED, MAIL TO:
The Morris Family Holdings, LLC
c/o Teri Morris
238 South Main Street
Ephraim, Utah 84627

13031212
7/17/2019 11:27:00 AM \$40.00
Book - 10804 Pg - 3362-3363
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

TRUST DEED

Order No. 023-5963348

THIS TRUST DEED is made this 7 day of July, 2019, between **GUSTAVO EDUARDO ALVAREZ**, whose address is **826 East 3375 South Salt Lake City, UT 84106**, and **FIRST AMERICAN TITLE INSURANCE COMPANY** as Trustee and **The Morris Family Holdings, LLC, Utah Limited liability company** as Beneficiary.

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

SEE ATTACHED LEGAL DESCRIPTION.

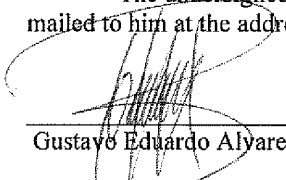
Parcel No.: 16-30-301-012-0000

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 \$403,000.00, 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 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.


Gustavo Eduardo Alvarez

STATE OF UTAH)

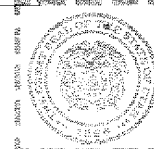
County of Salt Lake)SS

On July 6, 2019, before me the undersigned Notary Public, personally appeared Gustavo Eduardo Alvarez personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:


Notary Public



Notary Public
CAROL PAULI
Commission #201187
My Commission Expires
June 12, 2020
State of Utah

EXHIBIT 'A'

File No.: **023-5963348 (LL)**

Property: **3092 South State Street, South Salt Lake, UT 84115**

COMMENCING AT A POINT 304.75 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 15; BLOCK 33, TEN ACRE PLAT A, BIG FIELD SURVEY; RUNNING, THENCE SOUTH 56.25 FEET; THENCE WEST 370 FEET; THENCE NORTH 56.25 FEET; THENCE EAST 370 FEET TO THE POINT OF BEGINNING.

A.P.N. 16-30-301-012-0000