

WHEN RECORDED, MAIL TO:
Beneficiary
7240 Highland Drive #101
Salt Lake City, Utah 84121

13185004
2/4/2020 8:33:00 AM \$40.00
Book - 10892 Pg - 297-298
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Trust Deed

THIS TRUST DEED is made this 2nd day of January, 2020, Snowie Facility, LC, a Utah limited liability company, 1006 West Beardsley Place, South Salt Lake City, UT 84119, as Trustor, MERIDIAN TITLE COMPANY, as Trustee, and Michel Investments, LLC, a Utah limited liability company, 7240 Highland Drive #101, Salt Lake City, Utah 84121, as Beneficiary.

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

Parcel 1:

Beginning at an existing fence corner said point being the Southeast corner of a Parcel "C" lying North 2730.256 feet and West 2317.338 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 24°59'00" West 320.60 feet to a point lying Southwesterly 2.0 feet from the Southwesterly face of a building; thence North 65°01'40" West 210.061 feet parallel to said building; and along the approximate centerline of an existing alley; thence North 2°59'46" East 96.314 feet; thence North 83°17'30" East 73.30 feet; thence North 7°55'30" East 95.80 feet to an existing gate post in the fence along the South line of said Parcel "C"; thence North 89°26'30" East along said fence 234.80 feet to the point of beginning.

Parcel 2:

A right of way 25.00 feet wide the East line of which is described as follows:

Beginning at a point on the North line of Beardsley Place (2480 South), said point lying North 0°07'00" East 2704.67 feet and South 89°26'30" West 1988.53 feet and South 0°33'30" East 550.00 feet and South 89°26'30" West 620.79 feet and South 89°26'30" West 94.00 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence from the point of beginning; thence North 5°25'20" East 140.41 feet; thence North 25°31'00" East 251.045 feet to the South line of the above described property.

Parcel 3:

A right of way 5.00 feet wide the West line of which is described as follows:

Beginning at a point on the North line of Beardsley Place (2480 South), said point lying North 0°07'00" East 2704.67 feet and South 89°26'30" West 1988.53 feet and South 0°33'30" East 550.00 feet and South 89°26'30" West 620.79 feet and South 89°26'30" West 94.00 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence from the point of beginning; thence North 5°25'20" East 140.41 feet; thence North 25°31'00" East 251.045 feet to the South line of the above described property.

Parcel 4:

A right of way 4.00 feet wide the Centerline of which is described as follows:

Beginning at a point lying Southwesterly 2.0 feet from the Southwesterly face of a building said point being North 2730.256 feet, West 2317.338 feet and South 24°59'00" West 320.60 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 65°01'40" West 155.355 feet parallel to and 2.0 feet Southwesterly of said building and along the approximate centerline of an existing alley.

Parcel 5:

A non-exclusive right of way and easement for the purpose of access and loading and unloading over and across the following described property, as disclosed in that certain Right of Way and Easement Agreement dated April 22, 1996, and recorded May 31, 1996, as Entry No. 6371483, in Book 7412, at Page 1209, Salt Lake County Recorder's Office, to wit:

Beginning at a point North 2730.256 feet and West 2317.538 feet and South 89°26'30" West 234.80 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 7°55'30" West 95.80 feet; thence South 83°17'30" West 5.00 feet; thence North 1°05'34" East 95.68 feet; thence North 89°25'30" East 20.00 feet to the point of beginning.

Tax Parcel No. 15-23-401-009

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 \$500,000.00 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 the event of default in payment of indebtedness secured hereby) and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

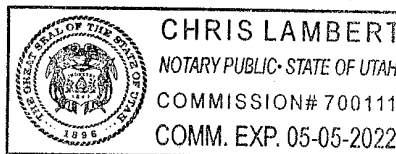
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

Snowie Facility, LC, a Utah limited liability company

By: [Signature]
Gordon A. Rupp, Manager

By: [Signature]
Carl A. Rupp, Manager

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)



On this 31 day of January, 2020, personally appeared before me Gordan A. Rupp and Carl A. Rupp the Managers of Snowie Facility, LC, a Utah limited liability company the signer(s) of the above instrument, who duly acknowledged to me that he executed the same.

[Signature]
NOTARY PUBLIC