

When Recorded Mail To:
Coats Investments, LLC
1463 East 920 South
Provo, UT 84606

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9/15/2020 11:01:00 AM \$40.00
Book - 11018 Pg - 7661-7665
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 5 P.

MNT File No.: 78884
TAX ID NO.: 16-20-430-002

DEED OF TRUST With Assignment of Rents

This Deed of Trust with Assignment of Rents, made this 14th day of September, 2020, between Urban Design Investments, LLC, as Trustor, whose address is 1205 North 1300 West, Pleasant Grove, UT 84062, Metro National Title - Station Park, as Trustee, and Winford C. Bludworth Jr. Family Inter Vivos Revocable Trust, as Beneficiary, whose address is above.

WITNESSES: 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 145, Highland Park Plat "A", 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 thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof, **SUBJECT, HOWEVER**, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits.

FOR THE PURPOSE OF SECURING (1) payment of the indebtedness evidenced by a Promissory Note (hereinafter the "Note") of even date herewith, in the principal sum of **\$410,000.00** made by Trustor, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successor or assigns, when evidenced by a Promissory Note or Notes reciting that they are secured by this Trust Deed; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

TO PROTECT THE SECURITY OF THIS TRUST DEED, TRUSTOR AGREES:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting said property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to do all other acts which from the character or use of said property may be reasonably necessary, the specific enumeration's herein not excluding the general; and, if the loan secured hereby or any part thereof is being obtained for the purpose of financing construction of improvements on said property Trustor further agrees: