

13407560
9/28/2020 9:18:00 AM \$40.00
Book - 11027 Pg - 856-878
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INDECOMM GLOBAL SERVICES
BY: eCASH, DEPUTY - EF 23 P.

Tax Serial Number
28302520090000

RECORDATION REQUESTED BY
Zions Bancorporation, N A dba Zions First National Bank
Cottonwood Heights Branch
7015 South Highland Drive
Cottonwood Heights, UT 84121

~~WHEN RECORDED MAIL TO
Zions Bancorporation, N A dba Zions First National Bank
Retail Loan Center - UT RDWG 0853
P O Box 30160
Salt Lake City, UT 84130-0160~~

When Recorded Return To
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

FOR RECORDER S USE ONLY

81042015



3138915%3053269%COLAT

**REVOLVING CREDIT
DEED OF TRUST**

THIS DEED OF TRUST is dated April 18, 2018, among LEROY SHANE CARTER AND ANDREA KAY CARTER, TRUSTEES OF THE LEROY SHANE CARTER TRUST DATED THE 17TH DAY OF FEBRUARY, 2010, AS TO A 1/2 INTEREST AND ANDREA KAY CARTER AND LEROY SHANE CARTER TRUSTEES OF THE ANDREA KAY CARTER TRUST, DATED THE 17TH DAY OF FEBRUARY, 2010, AS TO A 1/2 INTEREST whose address is 469 E 12000 S, DRAPER, UT 84020 (Trustor), Zions Bancorporation N A dba Zions First National Bank whose address is Cottonwood Heights Branch, 7015 South Highland Drive, Cottonwood Heights, UT 84121 (referred to below sometimes as Lender' and sometimes as Beneficiary), and ZB, N A dba ZIONS FIRST NATIONAL BANK, whose address is 1 South Main Street, Salt Lake City, UT 84133 (referred to below as Trustee)

CONVEYANCE AND GRANT For valuable consideration, Trustor irrevocably grants and conveys to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of

**DEED OF TRUST
(Continued)**

Page 2

Trustor's right title and interest in and to the following described real property together with all existing or subsequently erected or affixed buildings improvements and fixtures all easements rights of way and appurtenances all water water rights and ditch rights (including stock in utilities with ditch or irrigation rights) and all other rights royalties and profits relating to the real property including without limitation all minerals oil gas geothermal and similar matters (the Real Property") located in SALT LAKE County, State of Utah

See SCHEDULE A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein

The Real Property or its address is commonly known as 469 E 12000 S, DRAPER UT 84020
The Real Property tax identification number is 28302520090000

REVOLVING LINE OF CREDIT This Deed of Trust secures the indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Borrower so long as Borrower complies with all the terms of the Credit Agreement. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Trustor and Lender that this Deed of Trust secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right title and interest in and to all present and future leases of the Property and all Rents from the Property. In addition Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF TRUSTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS

TRUSTOR'S REPRESENTATIONS AND WARRANTIES Trustor warrants that (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender (b) Trustor has the full power right and authority to enter into this Deed of Trust and to hypothecate the Property (c) the provisions of this Deed of Trust do not conflict with or result in a default under any agreement or other instrument binding upon Trustor and do not result in a violation of any law regulation court decree or order applicable to Trustor (d) Trustor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition and (e) Lender has made no representation to Trustor about Borrower (including without limitation the creditworthiness of Borrower)

TRUSTOR'S WAIVERS Trustor waives all rights or defenses arising by reason of any one action or "anti deficiency law" or any other law which may prevent Lender from bringing any action against Trustor including a claim for deficiency to the extent Lender is otherwise entitled

**DEED OF TRUST
(Continued)**

Page 3

to a claim for deficiency before or after Lenders commencement or completion of any foreclosure action either judicially or by exercise of a power of sale

PAYMENT AND PERFORMANCE Except as otherwise provided in this Deed of Trust Borrower shall pay to Lender all indebtedness secured by this Deed of Trust as it becomes due and Borrower and Trustor shall perform all their respective obligations under the Credit Agreement this Deed of Trust and the Related Documents

POSSESSION AND MAINTENANCE OF THE PROPERTY Borrower and Trustor agree that Borrower's and Trustor's possession and use of the Property shall be governed by the following provisions

Possession and Use Until the occurrence of an Event of Default Trustor may (1) remain in possession and control of the Property (2) use operate or manage the Property and (3) collect the Rents from the Property The following provisions relate to the use of the Property or to other limitations on the Property This instrument is a Trust Deed executed in conformity with the Utah Trust Deed Act UCA 57-1 19 et seq

Duty to Maintain Trustor shall maintain the Property in good condition and promptly perform all repairs replacements, and maintenance necessary to preserve its value

Compliance With Environmental Laws Trustor represents and warrants to Lender that (1) During the period of Trustor's ownership of the Property there has been no use generation manufacture storage treatment disposal release or threatened release of any Hazardous Substance by any person on under about or from the Property (2) Trustor has no knowledge of or reason to believe that there has been except as previously disclosed to and acknowledged by Lender in writing (a) any breach or violation of any Environmental Laws (b) any use generation manufacture storage treatment disposal release or threatened release of any Hazardous Substance on under about or from the Property by any prior owners or occupants of the Property or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters and (3) Except as previously disclosed to and acknowledged by Lender in writing (a) neither Trustor nor any tenant contractor agent or other authorized user of the Property shall use generate manufacture store treat dispose of or release any Hazardous Substance on under about or from the Property and (b) any such activity shall be conducted in compliance with all applicable federal state and local laws regulations and ordinances including without limitation all Environmental Laws Trustor authorizes Lender and its agents to enter upon the Property to make such inspections and tests at Trustor's expense as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Trustor or to any other person The representations and warranties contained herein are based on Trustor's due diligence in investigating the Property for Hazardous Substances Trustor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Trustor becomes liable for cleanup or other costs under any such laws and (2) agrees to indemnify defend and hold harmless Lender against any and all claims losses liabilities damages penalties and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use generation manufacture storage disposal release or threatened

**DEED OF TRUST
(Continued)**

Page 4

release occurring prior to Trustor's ownership or interest in the Property whether or not the same was or should have been known to Trustor. The provisions of this section of the Deed of Trust including the obligation to indemnify and defend shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property whether by foreclosure or otherwise.

Nuisance, Waste Trustor shall not cause, conduct or permit any nuisance nor commit, permit or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Trustor will not remove or grant to any other party the right to remove any timber, minerals (including oil and gas), coal, clay, spona, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements Trustor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Trustor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Trustor's compliance with the terms and conditions of this Deed of Trust.

Compliance with Governmental Requirements Trustor shall promptly comply with all laws, ordinances and regulations now or hereafter in effect of all governmental authorities applicable to the use or occupancy of the Property. Trustor may contest in good faith any such law, ordinance or regulation and withhold compliance during any proceeding including appropriate appeals, so long as Trustor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Trustor to post adequate security or a surety bond reasonably satisfactory to Lender to protect Lender's interest.

Duty to Protect Trustor agrees neither to abandon or leave unattended the Property. Trustor shall do all other acts in addition to those acts set forth above in this section which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer without Lender's prior written consent of all or any part of the Real Property or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property whether legal, beneficial or equitable, whether voluntary or involuntary, whether by outright sale, deed, installment sale, contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease, option contract, or by sale, assignment or transfer of any beneficial interest in or to any land trust holding title to the Real Property or by any other method of conveyance of an interest in the Real Property.

TAXES AND LIENS The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

Payment Trustor shall pay when due (and in all events prior to delinquency) all taxes

**DEED OF TRUST
(Continued)**

Page 5

special taxes assessments charges (including water and sewer) fines and impositions levied against or on account of the Property and shall pay when due all claims for work done on or for services rendered or material furnished to the Property Trustor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust except for the lien of taxes and assessments not due except for the Existing Indebtedness referred to below and except as otherwise provided in this Deed of Trust

Right to Contest Trustor may withhold payment of any tax assessment or claim in connection with a good faith dispute over the obligation to pay so long as Lender's interest in the Property is not jeopardized If a lien arises or is filed as a result of nonpayment Trustor shall within fifteen (15) days after the lien arises or if a lien is filed within fifteen (15) days after Trustor has notice of the filing secure the discharge of the lien or if requested by Lender deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys fees or other charges that could accrue as a result of a foreclosure or sale under the lien In any contest Trustor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property Trustor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings

Evidence of Payment Trustor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property

Notice of Construction Trustor shall notify Lender at least fifteen (15) days before any work is commenced any services are furnished or any materials are supplied to the Property If any mechanics lien, materialmen's lien or other lien could be asserted on account of the work services or materials Trustor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Trustor can and will pay the cost of such improvements

PROPERTY DAMAGE INSURANCE The following provisions relating to insuring the Property are a part of this Deed of Trust

Maintenance of Insurance Trustor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause and with a standard mortgagee clause in favor of Lender together with such other hazard and liability insurance as Lender may reasonably require Policies shall be written in form amounts coverages and basis reasonably acceptable to Lender and issued by a company or companies reasonably acceptable to Lender Trustor upon request of Lender will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender including stipulations that coverages will not be cancelled or diminished without at least ten (10) days prior written notice to Lender Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act omission or default of Trustor or any other person Should the Real Property be located in an area designated

**DEED OF TRUST
(Continued)**

Page 6

by the Administrator of the Federal Emergency Management Agency as a special flood hazard area. Trustor agrees to obtain and maintain flood insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area for the maximum amount of Borrower's credit line and the full unpaid principal balance of any prior liens on the property securing the loan up to the maximum policy limits set under the National Flood Insurance Program or as otherwise required by Lender and to maintain such insurance for the term of the loan. Flood insurance may be purchased under the National Flood Insurance Program from private insurers providing "private flood insurance" as defined by applicable federal flood insurance statutes and regulations or from another flood insurance provider that is both acceptable to Lender in its sole discretion and permitted by applicable federal flood insurance statutes and regulations.

Application of Proceeds Trustor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Trustor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Trustor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Trustor from the proceeds for the reasonable cost of repair or restoration if Trustor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Trustor as Trustor's interests may appear.

Compliance with Existing Indebtedness During the period in which any Existing Indebtedness described below is in effect, compliance with the insurance provisions contained in the instrument evidencing such Existing Indebtedness shall constitute compliance with the insurance provisions under this Deed of Trust to the extent compliance with the terms of this Deed of Trust would constitute a duplication of insurance requirement. If any proceeds from the insurance become payable on loss, the provisions in this Deed of Trust for division of proceeds shall apply only to that portion of the proceeds not payable to the holder of the Existing Indebtedness.

LENDER'S EXPENDITURES If Trustor fails (A) to keep the Property free of all taxes, liens, security interests, encumbrances, and other claims; (B) to provide any required insurance on the Property; (C) to make repairs to the Property or to comply with any obligation to maintain Existing Indebtedness in good standing as required below, then Lender may do so. If any action or proceeding is commenced that would materially affect Lender's interests in the Property, then Lender, on Trustor's behalf, may, but is not required to, take any action that Lender believes to be appropriate to protect Lender's interests. All expenses incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Credit Agreement from the date incurred or paid by Lender to the date of repayment by Trustor. All such expenses will become a part of the indebtedness and, at Lender's option, will (A) be payable on demand.

**DEED OF TRUST
(Continued)**

Page 7

(B) be added to the balance of the Credit Agreement and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy or (2) the remaining term of the Credit Agreement or (C) be treated as a balloon payment which will be due and payable at the Credit Agreement's maturity. The Deed of Trust also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of any default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

WARRANTY, DEFENSE OF TITLE The following provisions relating to ownership of the Property are a part of this Deed of Trust:

Title Trustor warrants that (a) Trustor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in the Existing Indebtedness section below or in any title insurance policy, title report, or final title opinion issued in favor of and accepted by Lender in connection with this Deed of Trust, and (b) Trustor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title Subject to the exception in the paragraph above, Trustor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Trustor's title or the interest of Trustee or Lender under this Deed of Trust, Trustor shall defend the action at Trustor's expense. Trustor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Trustor will deliver or cause to be delivered to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws Trustor warrants that the Property and Trustor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Promises All promises, agreements, and statements Trustor has made in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Borrower's Indebtedness is paid in full.

EXISTING INDEBTEDNESS The following provisions concerning Existing Indebtedness are a part of this Deed of Trust:

Existing Lien The lien of this Deed of Trust securing the Indebtedness may be secondary and inferior to an existing lien. Trustor expressly covenants and agrees to pay, or see to the payment of, the Existing Indebtedness and to prevent any default on such indebtedness, any default under the instruments evidencing such indebtedness, or any default under any security documents for such indebtedness.

No Modification Trustor shall not enter into any agreement with the holder of any mortgage, deed of trust, or other security agreement which has priority over this Deed of Trust by which that agreement is modified, amended, extended, or renewed without the prior written consent of Lender. Trustor shall neither request nor accept any future advances under any such security agreement without the prior written consent of Lender.

**DEED OF TRUST
(Continued)**

Page 8

CONDEMNATION The following provisions relating to condemnation proceedings are a part of this Deed of Trust

Proceedings If any proceeding in condemnation is filed Trustor shall promptly notify Lender in writing and Trustor shall promptly take such steps as may be necessary to defend the action and obtain the award Trustor may be the nominal party in such proceeding but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice and Trustor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation

Application of Net Proceeds If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property The net proceeds of the award shall mean the award after payment of all reasonable costs expenses and attorneys fees incurred by Trustee or Lender in connection with the condemnation

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES The following provisions relating to governmental taxes fees and charges are a part of this Deed of Trust

Current Taxes, Fees and Charges Upon request by Lender Trustor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property Trustor shall reimburse Lender for all taxes as described below together with all expenses incurred in recording perfecting or continuing this Deed of Trust including without limitation all taxes fees documentary stamps and other charges for recording or registering this Deed of Trust

Taxes The following shall constitute taxes to which this section applies (1) a specific tax upon this type of Deed of Trust or upon all or any part of the Indebtedness secured by this Deed of Trust (2) a specific tax on Borrower which Borrower is authorized or required to deduct from payments on the Indebtedness secured by this type of Deed of Trust (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Credit Agreement and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Borrower

Subsequent Taxes If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust this event shall have the same effect as an Event of Default and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Trustor either (1) pays the tax before it becomes delinquent or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender

SECURITY AGREEMENT, FINANCING STATEMENTS The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust

Security Agreement This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time

**DEED OF TRUST
(Continued)**

Page 9

Security Interest Upon request by Lender Trustor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Personal Property. In addition to recording this Deed of Trust in the real property records Lender may at any time and without further authorization from Trustor file executed counterparts copies or reproductions of this Deed of Trust as a financing statement. Trustor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default Trustor shall not remove sever or detach the Personal Property from the Property. Upon default Trustor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Trustor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses The mailing addresses of Trustor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

FURTHER ASSURANCES, ATTORNEY-IN FACT The following provisions relating to further assurances and attorney in fact are a part of this Deed of Trust.

Further Assurances At any time and from time to time upon request of Lender Trustor will make execute and deliver or will cause to be made executed or delivered to Lender or to Lender's designee and when requested by Lender cause to be filed recorded refiled or rerecorded as the case may be at such times and in such offices and places as Lender may deem appropriate any and all such mortgages deeds of trust security deeds security agreements financing statements continuation statements instruments of further assurance certificates and other documents as may in the sole opinion of Lender be necessary or desirable in order to effectuate complete perfect continue or preserve (1) Borrower's and Trustor's obligations under the Credit Agreement this Deed of Trust and the Related Documents and (2) the liens and security interests created by this Deed of Trust on the Property whether now owned or hereafter acquired by Trustor. Unless prohibited by law or Lender agrees to the contrary in writing Trustor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney In Fact If Trustor fails to do any of the things referred to in the preceding paragraph Lender may do so for and in the name of Trustor and at Trustor's expense. For such purposes Trustor hereby irrevocably appoints Lender as Trustor's attorney in fact for the purpose of making executing delivering filing recording and doing all other things as may be necessary or desirable in Lender's sole opinion to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE If Borrower and Trustor pay all the Indebtedness when due terminates the credit line account and Trustor otherwise performs all the obligations imposed upon Trustor under this Deed of Trust Lender shall execute and deliver to Trustee a request for full reconveyance and shall execute and deliver to Trustor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee required by law shall be paid by Trustor if permitted by applicable law.

**DEED OF TRUST
(Continued)**

Page 10

EVENTS OF DEFAULT Trustor will be in default under this Deed of Trust if any of the following happen (A) Trustor commits fraud or makes a material misrepresentation at any time in connection with the Credit Agreement This can include for example a false statement about Borrower's or Trustor's income assets liabilities or any other aspects of Borrower's or Trustor's financial condition (B) Borrower does not meet the repayment terms of the Credit Agreement (C) Trustor's action or inaction adversely affects the collateral or Lender's rights in the collateral This can include for example failure to maintain required insurance waste or destructive use of the dwelling, failure to pay taxes, death of all persons liable on the account, transfer of title or sale of the dwelling creation of a senior lien on the dwelling without Lender's permission foreclosure by the holder of another lien or the use of funds on the dwelling for prohibited purposes

RIGHTS AND REMEDIES ON DEFAULT If an Event of Default occurs under this Deed of Trust at any time thereafter Trustee or Lender may exercise any one or more of the following rights and remedies

Election of Remedies All of Lender's rights and remedies will be cumulative and may be exercised alone or together An election by Lender to choose any one remedy will not bar Lender from using any other remedy If Lender decides to spend money or to perform any of Trustor's obligations under this Deed of Trust after Trustor's failure to do so that decision by Lender will not affect Lender's right to declare Trustor in default and to exercise Lender's remedies

Accelerate Indebtedness Lender shall have the right at its option without notice to Borrower or Trustor to declare the entire Indebtedness immediately due and payable

Foreclosure With respect to all or any part of the Real Property the Trustee shall have the right to foreclose by notice and sale and Lender shall have the right to foreclose by judicial foreclosure in either case in accordance with and to the full extent provided by applicable law

UCC Remedies With respect to all or any part of the Personal Property Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code

Collect Rents Lender shall have the right without notice to Borrower or Trustor to take possession of and manage the Property and collect the Rents, including amounts past due and unpaid and apply the net proceeds over and above Lender's costs against the Indebtedness In furtherance of this right Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender If the Rents are collected by Lender then Trustor irrevocably designates Lender as Trustor's attorney in fact to endorse instruments received in payment thereof in the name of Trustor and to negotiate the same and collect the proceeds Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made whether or not any proper grounds for the demand existed Lender may exercise its rights under this subparagraph either in person by agent or through a receiver

Appoint Receiver Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property with the power to protect and preserve the Property to operate the Property preceding foreclosure or sale and to collect the Rents from the Property and apply the proceeds over and above the cost of the receivership

**DEED OF TRUST
(Continued)**

Page 11

against the Indebtedness Trustor hereby waives any requirement that the receiver be impartial and disinterested as to all of the parties and agrees that employment by Lender shall not disqualify a person from serving as a receiver

Tenancy at Sufferance If Trustor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Borrower or Trustor Trustor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall at Lender's option, either (1) pay a reasonable rental for the use of the Property or (2) vacate the Property immediately upon the demand of Lender

Other Remedies Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Credit Agreement or available at law or in equity

Notice of Sale Lender shall give Trustor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition Any sale of the Personal Property may be made in conjunction with any sale of the Real Property

Sale of the Property To the extent permitted by applicable law Borrower and Trustor hereby waives any and all rights to have the Property marshalled In exercising its rights and remedies the Trustee or Lender shall be free to sell all or any part of the Property together or separately in one sale or by separate sales Lender shall be entitled to bid at any public sale on all or any portion of the Property

Attorneys Fees, Expenses If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys fees at trial and upon any appeal Whether or not any court action is involved and to the extent not prohibited by law all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Credit Agreement rate from the date of the expenditure until repaid Expenses covered by this paragraph include without limitation however subject to any limits under applicable law Lender's reasonable attorneys fees and Lender's legal expenses whether or not there is a lawsuit including reasonable attorneys fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction) appeals and any anticipated post judgment collection services the cost of searching records obtaining title reports (including foreclosure reports) surveyors reports and appraisal fees title insurance and fees for the Trustee to the extent permitted by applicable law Trustor also will pay any court costs in addition to all other sums provided by law

Rights of Trustee Trustee shall have all of the rights and duties of Lender as set forth in this section

POWERS AND OBLIGATIONS OF TRUSTEE The following provisions relating to the powers and obligations of Trustee are part of this Deed of Trust

Powers of Trustee In addition to all powers of Trustee arising as a matter of law Trustee shall have the power to take the following actions with respect to the Property upon the

**DEED OF TRUST
(Continued)**

Page 12

written request of Lender and Trustor (a) join in preparing and filing a map or plat of the Real Property including the dedication of streets or other rights to the public (b) join in granting any easement or creating any restriction on the Real Property and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust

Obligations to Notify Trustee shall not be obligated to notify any other party of a pending sale under any other trust deed or lien or of any action or proceeding in which Trustor, Lender or Trustee shall be a party, unless the action or proceeding is brought by Trustee

Trustee Trustee shall meet all qualifications required for Trustee under applicable law In addition to the rights and remedies set forth above with respect to all or any part of the Property the Trustee shall have the right to foreclose by notice and sale and Lender will have the right to foreclose by judicial foreclosure in either case in accordance with and to the full extent provided by applicable law

Successor Trustee Lender at Lender's option may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an instrument executed and acknowledged by Lender and recorded in the office of the recorder of SALT LAKE County State of Utah The instrument shall contain in addition to all other matters required by state law the names of the original Lender Trustee and Trustor the book and page where this Deed of Trust is recorded and the name and address of the successor trustee and the instrument shall be executed and acknowledged by Lender or its successors in interest The successor trustee without conveyance of the Property shall succeed to all the title power and duties conferred upon the Trustee in this Deed of Trust and by applicable law This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution

NOTICES Unless otherwise provided by applicable law any notice required to be given under this Deed of Trust or required by law including without limitation any notice of default and any notice of sale shall be given in writing and shall be effective when actually delivered in accordance with the law or with this Deed of Trust when actually received by telefacsimile (unless otherwise required by law) when deposited with a nationally recognized overnight courier or if mailed when deposited in the United States mail as first class certified or registered mail postage prepaid directed to the addresses shown near the beginning of this Deed of Trust All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address as shown near the beginning of this Deed of Trust Notwithstanding any other provision of this Deed of Trust all notices given under Utah Code Ann Section 57 1 26 shall be given as required therein Any person may change his or her address for notices under this Deed of Trust by giving formal written notice to the other person or persons specifying that the purpose of the notice is to change the person's address For notice purposes Trustor agrees to keep Lender informed at all times of Trustor's current address Unless otherwise provided by applicable law if there is more than one Trustor any notice given by Lender to any Trustor is deemed to be notice given to all Trustors It will be Trustor's responsibility to tell the others of the notice from Lender

DISPUTE RESOLUTION This section contains a class action waiver, a jury waiver, and an arbitration provision **READ THIS SECTION CAREFULLY**

This Section does not apply (a) to members of the armed forces and their dependents who are

**DEED OF TRUST
(Continued)**

Page 13

entitled to protection under the Military Lending Act 10 U S C § 987 or (b) if prohibited under any otherwise applicable provision of State or Federal law If you would like more information about whether you are entitled to protection under the Military Lending Act and whether this Section applies to you please contact us at (888) 758-5349

This dispute resolution provision shall supersede and replace any prior Jury Waiver, "Class Action Waiver, 'Arbitration, Judicial Reference, Dispute Resolution, or similar alternative dispute agreement or provision between or among the parties governing a Dispute (defined below) No portion of this Dispute Resolution section shall be interpreted or applied in a manner prohibited by governing law but all other portions shall remain in effect Without limitation no portion of this Dispute Resolution section shall require arbitration or other non judicial procedure to resolve any controversy or settle any claim arising out of any consumer credit transaction that is secured by a dwelling (including a home equity line of credit secured by the consumer's principal dwelling)

1 DEFINITION OF DISPUTE Dispute means any claim, dispute or controversy by either party against the other arising from or relating in any way to this Agreement, or any other agreement between us related hereto or the subject matter of this Agreement Dispute includes but is not limited to claims disputes or controversies that arise from deposit accounts applications for or denials of credit promises and representations we make to each other the adequacy of disclosures we make to each other compliance with applicable laws and/or regulations the performance and enforcement of any and all obligations we have to each other alleged torts and matters involving either of our employees agents affiliates or assigns

2 JURY TRIAL WAIVER Each party waives its, his or her respective rights to have Disputes resolved by a jury trial. All Disputes shall be resolved by a judge sitting without a jury, unless resolved by arbitration as provided in subsection 4.

3 CLASS ACTION WAIVER Each party waives the right to initiate or participate in any class action, representative action, private attorney general litigation or consolidated arbitration related to a Dispute between us Each party agrees that it, he or she will not request, and that no arbitrator or court may order, permit or certify, a class action, representative action, private attorney general litigation or consolidated arbitration in connection with any Dispute No arbitrator or court may consolidate or join a Dispute with the claims or disputes of others, unless each party hereto consents to such joinder in writing

4 AGREEMENT TO ARBITRATE DISPUTES (A) IF A CONSUMER PARTY REQUESTS, OR (B) IF THE JURY TRIAL WAIVER IS NOT ENFORCED A party who (in context of the Dispute) is a consumer may timely elect to require that the Dispute be submitted to mandatory binding arbitration in accordance with this subsection 4 In addition if this Agreement's jury waiver is unenforceable by law or otherwise not enforced by a court exercising jurisdiction over the Dispute then all parties hereby agree that the Dispute shall be timely submitted to mandatory binding arbitration in accordance with this subsection 4 **BY AGREEING TO RESOLVE SPECIFIED FUTURE DISPUTES IN ARBITRATION, THE PARTIES ARE WAIVING THEIR RIGHT TO LITIGATE THOSE DISPUTES IN COURT**

The arbitrator shall have no authority to determine the validity enforceability meaning and scope of this Arbitration Clause and those matters may be determined only by a court All parties agree that if a third party (such as a credit reporting agency merchant accepting a credit

**DEED OF TRUST
(Continued)**

Page 14

card junior lienholder or title company) is a party to any Dispute between us we each will consent to including the third party in the arbitration proceeding and resolving the Dispute with the third party through arbitration

A demand for arbitration may be made either before or after a lawsuit or other legal proceeding (a "Lawsuit") begins. If a Lawsuit has begun, a party shall be entitled to move the court for an order compelling arbitration and staying or dismissing the Lawsuit pending arbitration (an Arbitration Order). Such motion shall be made within 30 days following the service of a complaint, third party complaint, cross-claim or counterclaim or any answer thereto, any amendment to any of the above served in the Lawsuit, or a ruling or entry of an order in the Lawsuit that has the effect of invalidating any jury trial waiver agreement (any of the foregoing an Arbitration Event). Each party agrees that a party that commenced or participated in the Lawsuit may demand arbitration of a Dispute after an Arbitration Event and that the commencement or participation in the Lawsuit shall not operate as a waiver of the right to compel arbitration. After entry of an Arbitration Order, the non-moving party shall commence arbitration. The moving party shall, at its discretion, also be entitled to commence arbitration but is under no obligation to do so, and the moving party shall not in any way be adversely prejudiced by electing not to commence arbitration.

Arbitration under this provision shall be conducted before a single arbitrator through either the National Arbitration Forum (NAF) or JAMS, as selected by the initiating party in accordance with the rules of NAF or JAMS (the Administrator). However, if the parties agree, a licensed attorney may be selected by the parties to conduct the arbitration without an Administrator. If NAF and JAMS both decline to administer arbitration of the Dispute, and if the parties are unable to mutually agree upon a licensed attorney to act as arbitrator without an Administrator, then either party may file a Lawsuit and move for an Arbitration Order. The arbitrator, howsoever appointed, shall have expertise in the subject matter of the Dispute. Venue for the arbitration proceeding shall be as stated elsewhere in this Agreement with respect to any judicial proceedings between the parties. Absent such a provision, the arbitration shall be conducted at a location determined by mutual agreement of the parties or by the Administrator if no agreement can be reached. The arbitrator shall apply the law of the state specified in the agreement giving rise to the Dispute.

In any arbitration that (a) is commenced by a consumer, (b) concerns credit or services provided by Lender or Bank primarily for personal, family or household purposes, and (c) is a claim by the consumer for damages less than \$75,000, Lender or Bank shall pay one-half of the Administrator's initial filing fee up to \$500. If Lender or Bank commences that arbitration or is the moving party obtaining an Arbitration Order, Lender or Bank shall pay all Administrator and arbitrator fees, regardless of whether or not the consumer is the prevailing party in such arbitration, unless such Dispute involves a claim for damages by the consumer and is found by the arbitrator to be frivolous.

The Administrator and the arbitrator shall have the authority, to the extent practicable, to take any reasonable action to require the arbitration proceeding to be completed within 180 days of commencing the arbitration. The arbitrator (i) will render a decision and any award applying applicable law, (ii) will hear and rule on appropriate dispositive motions for judgment on the pleadings, for failure to state a claim, or for full or partial summary judgment, (iii) will give effect to any statutory or contractual limitations period (e.g., any statute of limitations) in determining

**DEED OF TRUST
(Continued)**

Page 15

any Dispute or defense (iv) shall have the authority to impose sanctions on any party that fails to comply with time periods imposed by the Administrator or the arbitrator including without limitation the sanction of entering a final award against the party that fails to comply, (v) shall have authority to award costs and fees (including attorneys fees and costs arbitration administration fees and costs and arbitrator(s) fees) to the extent permitted by law (vi) shall recognize and honor claims of privilege recognized at law and (vii) with regard to motions and the arbitration hearing shall apply the Federal Rules of Evidence The doctrines of compulsory counterclaim res judicata, and collateral estoppel shall apply to any arbitration proceeding hereunder

Commencement of an arbitration by any party shall not prevent any party from at any time (i) seeking and obtaining from a court of competent jurisdiction (notwithstanding ongoing arbitration) provisional or ancillary remedies including but not limited to injunctive relief temporary restraining orders property preservation orders foreclosure sequestration eviction attachment replevin garnishment and/or the appointment of a receiver or (ii) availing itself of any self help remedies such as setoff and repossession rights or non judicial foreclosure of collateral The exercise of such rights shall not constitute a waiver of the right to submit any Dispute to arbitration

Judgment upon an arbitration award may be entered in any court having jurisdiction except that if the arbitration award exceeds \$200 000 any party shall be entitled to a de novo appeal of the award before a panel of three arbitrators To allow for such appeal if the award (including Administrator arbitrator and attorneys fees and costs) exceeds \$200 000 the arbitrator will issue a written reasoned decision supporting the award including a statement of authority and its application to the Dispute A request for de novo appeal must be filed with the arbitrator within 30 days following the date of the arbitration award if such a request is not made within that time period the arbitration award shall become final and binding On appeal the arbitrators shall review the award de novo meaning that they shall reach their own findings of fact and conclusions of law rather than deferring in any manner to the original arbitrator Appeal of an arbitration award shall be pursuant to the rules of the Administrator if the Administrator has no such rules then the JAMS arbitration appellate rules shall apply

To request information on how to submit an arbitration claim or to request a copy of an Administrator's rules or fee schedule please contact the Administrators as follows JAMS 1920 Main St Suite 300 Irvine CA 92614 Phone (949) 224 1810 Fax (949) 224 1818 E mail info@jamsadr.com Website www.jamsadr.com NAF National Arbitration Forum P O Box 50191 Minneapolis MN 55405 0191 Phone (800) 474 2371 E Mail info@adrforum.com Website www.adrforum.com

Arbitration under this provision concerns a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act 9 USC sec 1 et seq If the terms of this Arbitration Clause vary from the Administrator's rules this Clause shall control This Arbitration Clause shall survive any termination amendment or expiration of this Agreement or any other relationship between the parties This Arbitration Clause shall supersede any prior arbitration agreement between or among the parties

5 RELIANCE. Each party (i) certifies that no one has represented to such party that the other party would not seek to enforce the jury waiver or the class action waiver in the event of suit and (ii) acknowledges that it and the other party have been induced to enter into this

**DEED OF TRUST
(Continued)**

Page 16

Agreement by among other things the mutual waivers agreements and certifications in this DISPUTE RESOLUTION section

MISCELLANEOUS PROVISIONS The following miscellaneous provisions are a part of this Deed of Trust

Amendments What is written in this Deed of Trust and in the Related Documents is Trustor's entire agreement with Lender concerning the matters covered by this Deed of Trust To be effective any change or amendment to this Deed of Trust must be in writing and must be signed by whoever will be bound or obligated by the change or amendment

Caption Headings Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust

Merger There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity without the written consent of Lender

Governing Law This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Utah without regard to its conflicts of law provisions This Deed of Trust has been accepted by Lender in the State of Utah

Choice of Venue If there is a lawsuit Trustor agrees upon Lender's request to submit to the jurisdiction of the courts of Salt Lake County State of Utah

Joint and Several Liability All obligations of Borrower and Trustor under this Deed of Trust shall be joint and several and all references to Trustor shall mean each and every Trustor and all references to Borrower shall mean each and every Borrower This means that each Trustor signing below is responsible for all obligations in this Deed of Trust

No Waiver by Lender Trustor understands Lender will not give up any of Lender's rights under this Deed of Trust unless Lender does so in writing The fact that Lender delays or omits to exercise any right will not mean that Lender has given up that right If Lender does agree in writing to give up one of Lender's rights that does not mean Trustor will not have to comply with the other provisions of this Deed of Trust Trustor also understands that if Lender does consent to a request that does not mean that Trustor will not have to get Lender's consent again if the situation happens again Trustor further understands that just because Lender consents to one or more of Trustor's requests that does not mean Lender will be required to consent to any of Trustor's future requests Trustor waives presentment demand for payment protest and notice of dishonor Trustor waives all rights of exemption from execution or similar law in the Property and Trustor agrees that the rights of Lender in the Property under this Deed of Trust are prior to Trustor's rights while this Deed of Trust remains in effect

Severability If a court finds that any provision of this Deed of Trust is not valid or should not be enforced that fact by itself will not mean that the rest of this Deed of Trust will not be valid or enforced Therefore a court will enforce the rest of the provisions of this Deed of Trust even if a provision of this Deed of Trust may be found to be invalid or unenforceable

Successors and Assigns Subject to any limitations stated in this Deed of Trust on transfer

**DEED OF TRUST
(Continued)**

Page 17

of Trustor's interest this Deed of Trust shall be binding upon and inure to the benefit of the parties their successors and assigns. If ownership of the Property becomes vested in a person other than Trustor Lender without notice to Trustor may deal with Trustor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Trustor from the obligations of this Deed of Trust or liability under the indebtedness.

Time is of the Essence Time is of the essence in the performance of this Deed of Trust.

Waiver of Homestead Exemption Trustor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Utah as to all indebtedness secured by this Deed of Trust.

DEFINITIONS The following words shall have the following meanings when used in this Deed of Trust:

Beneficiary The word "Beneficiary" means Zions Bancorporation N A dba Zions First National Bank and its successors and assigns.

Borrower The word "Borrower" means LEROY S CARTER and includes all co signers and co makers signing the Credit Agreement and all their successors and assigns.

Credit Agreement The words "Credit Agreement" mean the credit agreement dated April 18 2018 with credit limit of \$250,000.00 from Borrower to Lender together with all renewals of extensions of modifications of refinancings of consolidations of and substitutions for the promissory note or agreement. **NOTICE TO TRUSTOR THE CREDIT AGREEMENT CONTAINS A VARIABLE INTEREST RATE**

Deed of Trust The words "Deed of Trust" mean this Deed of Trust among Trustor Lender and Trustee and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Environmental Laws The words "Environmental Laws" mean any and all state federal and local statutes regulations and ordinances relating to the protection of human health or the environment including without limitation the Comprehensive Environmental Response Compensation and Liability Act of 1980 as amended 42 U S C Section 9601 et seq (CERCLA) the Superfund Amendments and Reauthorization Act of 1986 Pub L No 99 499 (SARA) the Hazardous Materials Transportation Act 49 U S C Section 1801 et seq the Resource Conservation and Recovery Act 42 U S C Section 6901 et seq or other applicable state or federal laws rules or regulations adopted pursuant thereto.

Event of Default The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Existing Indebtedness The words "Existing Indebtedness" mean the indebtedness described in the Existing Liens provision of this Deed of Trust.

Hazardous Substances The words "Hazardous Substances" mean materials that because of their quantity concentration or physical chemical or infectious characteristics may cause or pose a present or potential hazard to human health or the environment when improperly used treated stored disposed of generated manufactured transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest

**DEED OF TRUST
(Continued)**

Page 18

sense and include without limitation any and all hazardous or toxic substances materials or waste as defined by or listed under the Environmental Laws The term Hazardous Substances also includes without limitation petroleum and petroleum by products or any fraction thereof and asbestos

Improvements The word Improvements means all existing and future improvements, buildings structures mobile homes affixed on the Real Property, facilities, additions replacements and other construction on the Real Property

Indebtedness The word Indebtedness means all principal interest and other amounts costs and expenses payable under the Credit Agreement or Related Documents together with all renewals of extensions of modifications of consolidations of and substitutions for the Credit Agreement or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust

Lender The word Lender means Zions Bancorporation N A dba Zions First National Bank its successors and assigns The words successors or assigns mean any person or company that acquires any interest in the Credit Agreement

Personal Property The words Personal Property mean all equipment fixtures and other articles of personal property now or hereafter owned by Trustor and now or hereafter attached or affixed to the Real Property together with all accessions parts and additions to all replacements of and all substitutions for any of such property and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property

Property The word Property means collectively the Real Property and the Personal Property

Real Property The words "Real Property" mean the real property interests and rights as further described in this Deed of Trust

Related Documents The words Related Documents mean all promissory notes credit agreements loan agreements security agreements mortgages deeds of trust security deeds collateral mortgages and all other instruments agreements and documents whether now or hereafter existing executed in connection with the Indebtedness except that the words do not mean any guaranty or environmental agreement whether now or hereafter existing executed in connection with the Indebtedness

Rents The word "Rents" means all present and future rents revenues income issues royalties profits and other benefits derived from the Property

Trustee The word Trustee means ZB N A dba ZIONS FIRST NATIONAL BANK whose address is 1 South Main Street Salt Lake City UT 84133 and any substitute or successor trustees

Trustor The word Trustor means LEROY SHANE CARTER and ANDREA KAY CARTER Trustees of THE LEROY SHANE CARTER TRUST under the provisions of a trust agreement dated February 17 2010 and ANDREA KAY CARTER and LEROY SHANE CARTER Trustees of THE ANDREA KAY CARTER TRUST under the provisions of a trust agreement

Drop to Trust

**DEED OF TRUST
(Continued)**

dated February 17 2010

EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS

TRUSTOR

X *Leroy Shane Carter*
LEROY SHANE CARTER, Trustee of THE LEROY SHANE CARTER TRUST under the provisions of a Trust Agreement dated February 17, 2010

X *Andrea Kay Carter*
ANDREA KAY CARTER, Trustee of THE LEROY SHANE CARTER TRUST under the provisions of a Trust Agreement dated February 17, 2010

X *Andrea Kay Carter*
ANDREA KAY CARTER, Trustee of THE ANDREA KAY CARTER TRUST under the provisions of a Trust Agreement dated February 17, 2010

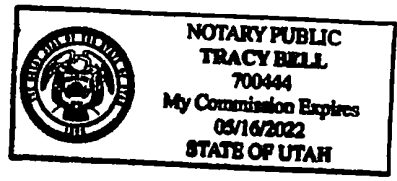
X *Leroy Shane Carter*
LEROY SHANE CARTER, Trustee of THE ANDREA KAY CARTER TRUST under the provisions of a Trust Agreement dated February 17, 2010

DEED OF TRUST
(Continued)

TRUST ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

)
) SS
)



On this 11 day of SEPTEMBER 20 20 before me the undersigned Notary Public personally appeared LEROY SHANE CARTER, Trustee of THE LEROY SHANE CARTER TRUST and ANDREA KAY CARTER, Trustee of THE LEROY SHANE CARTER TRUST, and known to me to be authorized trustees or agents of the trust that executed the Deed of Trust and acknowledged the Deed of Trust to be the free and voluntary act and deed of the trust by authority set forth in the trust documents or by authority of statute for the uses and purposes therein mentioned and on oath stated that they are authorized to execute this Deed of Trust and in fact executed the Deed of Trust on behalf of the trust

By [Signature]

Residing at SALT LAKE CITY, UT

Notary Public in and for the State of UTAH

My commission expires 05/16/2022

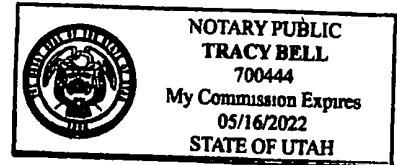
DEED OF TRUST
(Continued)

TRUST ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF SALT LAKE

)
) SS
)



On this 11 day of SEPTEMBER 20 20 before me the undersigned Notary Public personally appeared **ANDREA KAY CARTER**, Trustee of **THE ANDREA KAY CARTER TRUST** and **LEROY SHANE CARTER**, Trustee of **THE ANDREA KAY CARTER TRUST**, and known to me to be authorized trustees or agents of the trust that executed the Deed of Trust and acknowledged the Deed of Trust to be the free and voluntary act and deed of the trust by authority set forth in the trust documents or by authority of statute for the uses and purposes therein mentioned and on oath stated that they are authorized to execute this Deed of Trust and in fact executed the Deed of Trust on behalf of the trust

By [Signature]

Notary Public in and for the State of UTAH

Residing at SALT LAKE CITY, UTAH

My commission expires 05/16/2022

SCHEDULE A

This SCHEDULE A is attached to and by this reference is made a part of the Deed of Trust dated April 18, 2018, and executed in connection with a loan or other financial accommodations between ZIONS BANCORPORATION, N A DBA ZIONS FIRST NATIONAL BANK and LEROY S CARTER

THAT CERTAIN PIECE OR PARCEL OF LAND, AND THE BUILDINGS AND IMPROVEMENTS

THEREON, KNOWN AS 469 E 12000 S

IN THE TOWN OF DRAPER

COUNTY OF SALT LAKE

AND STATE OF UT


LEGAL DESCRIPTION

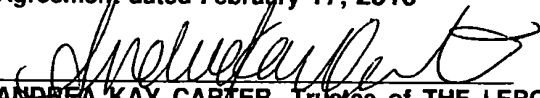
**THE FOLLOWING TRACT OF LAND IN SALT LAKE COUNTY, STATE OF UTAH, TO WIT
LOT 9, ANDRUS ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE
OFFICE OF
THE SALT LAKE COUNTY RECORDER, STATE OF UTAH
Tax ID 28302520090000**

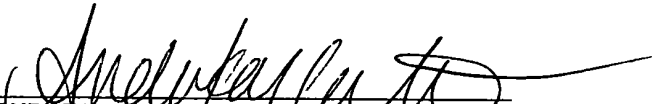
SCHEDULE A
(Continued)


THIS SCHEDULE A IS EXECUTED ON APRIL 18, 2018

TRUSTOR

X 
LEROY SHANE CARTER, Trustee of THE LEROY SHANE
CARTER TRUST under the provisions of a Trust
Agreement dated February 17, 2010

X 
ANDREA KAY CARTER, Trustee of THE LEROY SHANE
CARTER TRUST under the provisions of a Trust
Agreement dated February 17, 2010

X 
ANDREA KAY CARTER, Trustee of THE ANDREA KAY
CARTER TRUST under the provisions of a Trust
Agreement dated February 17, 2010

X 
LEROY SHANE CARTER, Trustee of THE ANDREA KAY
CARTER TRUST under the provisions of a Trust
Agreement dated February 17, 2010

LaserPro Ver 9 0.030 Copr Finstra USA Corporation 99 2020 All Rights Reserved. UT C:\Cons\STAGE\NPL\UG FC TR-44933 PR-HECL F



+U06684459+

10502 5/3/2018 81042015/1