

WHEN RECORDED, MAIL TO:
H4E GAMBOA LLC
716 E. 1050 N. BOUNTIFUL, UTAH 84010

13414025
10/1/2020 3:00:00 PM \$40.00
Book - 11031 Pg - 2072-2077
RASHELLE HOBBS
Recorder, Salt Lake County, UT
GT TITLE SERVICES SLC
BY: eCASH, DEPUTY - EF 6 P.

COURTESY RECORDING

GT File No. SI 37285M
Tax Parcel No. 22-05-251-021
This document is being recorded solely as
a courtesy and an accommodation to the
parties named herein. GT Title Services
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or liability for the accuracy or content thereof.

DEED OF TRUST

(With Assignment of Rents)

THIS DEED OF TRUST, made effective as of **SEPTEMBER 30, 2020**, is between **PG INNOVATIVE DESIGN, LLC**, a **UTAH LIMITED LIABILITY COMPANY** whose mailing address is **716 E. 1050 N. BOUNTIFUL, UTAH 84010**, as "Trustor," Griffiths & Turner / GT Title Services, Inc., a Utah title insurance agency whose mailing address is 5295 So. Commerce Dr., Suite 150, Salt Lake City, Utah 84107, as "Trustee," and **H4E GAMBOA LLC**, whose mailing address is **716 E. 1050 N. BOUNTIFUL, UTAH 84010**, as "Beneficiary."

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the certain real property situated in **SALT LAKE** County, State of Utah, commonly known as **4317 S. SAGE CIR., SALT LAKE CITY, UT 84124**, and further described as follows (the "Property"):

**LOT 2, SAGE HILL SUBDIVISION NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.**

22-05-251-021

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 the 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 a payment of the indebtedness evidenced by (a) Secured Promissory Note of even date hereof in the principal amount of **\$185,205.19** (referred to hereinafter as the "Promissory Note") made by Trustor, payable to the order of Beneficiary at the time, in the manner and with interest as therein set forth, and any extensions, renewals, amendments or modifications thereof, together with interest thereon as therein provided, (b) the payment of such additional loans or advances as hereafter may be made to Trustor, or Trustor's successors or assigns, when evidenced by a promissory note or notes or loan instrument reciting that they are secured by this Deed of Trust; and (c) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided, and (d) the performance of Trustor's covenants and agreements under this Deed of Trust, and any and all other documents now or hereafter required by Beneficiary and executed by Trustor or any other person or party in connection with the loan evidenced by the Promissory Note (all such documents are sometimes referred to herein collectively as the "Loan Documents").

AND, Trustor hereby warrants, covenants and agrees that Trustor is the lawful owner of the Property, with good and marketable title, free and clear of all encumbrances, liens or charges, excepting only those matters currently of record.

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

1. **Preservation of the Property.** To keep the Property in good condition and repair; not to remove

Initials: JG YP