

WHEN RECORDED MAIL TO:  
Robert Nass  
905 Biscayne Blvd. Ste. 2  
Deland, FL 32724

13501537  
12/16/2020 4:15:00 PM \$40.00  
Book - 11082 Pg - 1224-1225  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 2 P.

File No.: 136821-WHP

## TRUST DEED

THIS TRUST DEED, dated December 11, 2020, between **Joshua Souter and Crystal Souter**, husband and wife as Trustor(s), whose address is 11312 East Mule Hollow Lane, Brighton, UT 84121 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Robert Nass of 905 Biscayne Blvd. Ste. 2, Deland, FL 32724, as BENEFICIARY;

WITNESSETH: 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 13, UTLEY SUBDIVISION #1, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office.**

**TAX ID NO.: 24-21-227-002** (for reference purposes only)

**11312 Mule Hollow Lane, Brighton, UT 84121**

**One(1) Water Share Silver Fork Pipeline Corporation Certificate Number 955 / 30-35**

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$165,000.00 (One Hundred Sixty-Five Thousand And No/100)**, made by Trustor, 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.

**Beneficiary** 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. **Trustor** agrees 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.

Dated this 11th day of December, 2020.

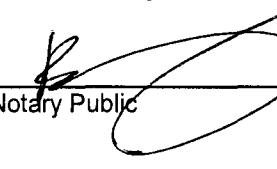
  
Joshua Souter

  
Crystal Souter

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 11th day of December, 2020 by Joshua Souter and Crystal Souter.

  
Notary Public

