

WHEN RECORDED, MAIL TO:

Mountain West Funding Inc.

2970 S Main St.

Salt Lake City, UT 84115

13512035

12/24/2020 1:10:00 PM \$40.00

Book - 11087 Pg - 7896-7897

RASHELLE HOBBS

Recorder, Salt Lake County, UT

CHIEF TITLE LLC

BY: eCASH, DEPUTY - EF 2 P.

Trust Deed

THIS TRUST DEED is made this 21th day of December, 2020,

between Ensign Learning Center, Inc., as Trustor,

whose address is 2691 South Decker Lake Lane, West Valley City, Utah
(Street and Number) (City) (State)

Carl E. Kingston, as Trustee,* and

Mountain West Funding Inc. as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER

OF SALE, the following described property situated in Salt Lake City County, Utah

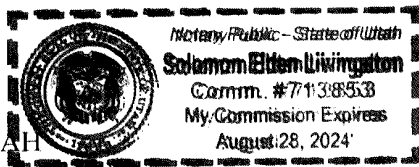
See Attached Exhibit "A"
Parcel # 15-22-376-015-0000, 15-22-376-020-0000

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 \$4,345,762.65, 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 for 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.



STATE OF UTAH

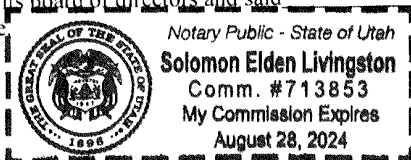
ss.

COUNTY OF

BY: B. L. Kendall
Ensign Learning Center, Inc.
B. L. Kendall, Director

On the 21st day of December, 2020, personally appeared before me B. L. Kendall

Who being by me duly sworn did say that he/she is the Director of Ensign Learning Center, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Ensign Learning Center duly acknowledged to me that said corporation executed the same.



My Commission Expires: August 28, 2024

Solomon Elden Livingston
Notary Public
Residing at: Salt Lake County

*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association or savings and loan association authorized to do such business in Utah; a corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.

EXHIBIT "A"

PARCEL NO. 1:

BEGINNING AT A POINT SOUTH 0°03'10" EAST ALONG THE SECTION LINE 1980.896 FEET AND SOUTH 89°56'50" WEST 990.0 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°03'10" EAST 95.0 FEET; THENCE SOUTH 89°56'50" WEST 230.0 FEET TO THE EAST LINE OF 1935 WEST STREET; THENCE NORTH 0°03'10" WEST ALONG SAID EAST LINE 95.0 FEET; THENCE NORTH 89°56'50" EAST 230.0 FEET TO THE POINT OF BEGINNING.

PARCEL NO 2:

BEGINNING AT A POINT SOUTH 89°57'30" WEST 968.00 FEET AND NORTH 00°03'10" WEST 348.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°03'10" WEST 60.00 FEET; THENCE SOUTH 89°56'50" WEST 252.00 FEET; THENCE NORTH 00°03'10" WEST 159.68 FEET; THENCE NORTH 89°56'50" EAST 230.00 FEET, THENCE NORTH 00°03'10" WEST 95.00 FEET; THENCE NORTH 89°57'18" EAST 470.00 FEET; THENCE SOUTH 00°03'10" EAST 312.87 FEET; THENCE SOUTH 89°57'30" WEST 448.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS CREATED BY AN EASEMENT AGREEMENT RECORDED OCTOBER 6, 1993 AS ENTRY NO. 5623353 IN BOOK 6771 AT PAGE 1056 AND AMENDED BY AN EASEMENT RELOCATION AGREEMENT DATED JUNE 2, 1994 AND RECORDED JUNE 3, 1994 AS ENTRY NO. 5841345 IN BOOK 6955 AT PAGE 291 OF OFFICIAL RECORDS, MORE FULLY DESCRIBED AS:

BEGINNING AT A POINT WHICH LIES SOUTH 89°57'30" WEST 781.00 FEET AND NORTH 0°02'30" WEST 23.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (SAID POINT LIES ON THE NORTH LINE OF 2770 SOUTH STREET) AND RUNNING THENCE NORTH 0°02'30" WEST 325.05 FEET TO THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF FIRST HEALTH REALTY, INC.; THENCE NORTH 89°57'30" EAST 15.00 FEET ALONG THE SOUTH LINE; THENCE SOUTH 0°02'30" EAST 325.05 FEET TO THE NORTH LINE OF 2770 SOUTH STREET; THENCE SOUTH 89°57'30" WEST 15.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL NO. 4

TOGETHER WITH AN EASEMENT FOR VEHICLE ACCESS TO PARKING AREAS CREATED BY AN EASEMENT RECORDED APRIL 23, 2010 AS ENTRY NO. 10939810 IN BOOK 9820 AT PAGE 3524 OF OFFICIAL RECORDS, MORE FULLY DESCRIBED AS:

BEGINNING AT A POINT SOUTH 00°03'10" EAST ALONG THE SECTION LINE 1980.90 FEET AND SOUTH 89°56'50" WEST 990.00 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, AND RUNNING THENCE SOUTH 00°03'10" EAST 8.00 FEET; THENCE SOUTH 89°56'50" WEST 230.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DECKER LAKE LANE; THENCE NORTH 00°03'10" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 24.00 FEET; THENCE NORTH 89°56'50" EAST 230.00 FEET; THENCE SOUTH 00°03'10" EAST 16.00 FEET TO THE POINT OF BEGINNING.

Situated in Salt Lake County, State of Utah

APN: 15-22-376-015-0000 and 15-22-376-020-0000