

WHEN RECORDED, MAIL TO:
Dean C. Andreasen, Esq.
Clyde Snow
201 S Main Street, Suite 1300
Salt Lake City, UT 84111

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2/9/2021 3:19:00 PM \$40.00
Book - 11115 Pg - 4830-4836
RASHELLE HOBBS
Recorder, Salt Lake County, UT
CLYDE SNOW SESSIONS & SWENSON
BY: eCASH, DEPUTY - EF 7 P.

Parcel ID No. 15-25-226-015-0000

TRUST DEED

THIS TRUST DEED, is made this 5th day of ^{February} ~~January~~, 2021, between J & S Properties LLC, as Trustor, James H. Woodall, Esq., as Trustee, for the benefit of Angela K. Webb, as Beneficiary.

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in the State of Utah, Salt Lake County, commonly referred to as 2900-2912 South West Temple, South Salt Lake, Utah, and is more particularly described as follows:

See Exhibit A attached

Together with all buildings, fixtures and improvements thereon and all water rights, rights-of-way, easements, rents, issues, profits, income, tenements, 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 Secured Promissory Note dated January 14, 2021, in the principal amount of \$650,000.00 made by Steven M. Webb ("Steven") payable to the order of Angela K. Webb ("Angela"), the Beneficiary, at the time and in the manner set forth therein (the "Obligation"), and (2) the performance of each agreement of Trustor in this Trust Deed.

- A. Steven is a manager and member holding a fifty percent (50%) membership interest in J & S Properties LLC, a Utah limited liability company ("Trustor" or "J & S Properties"). Scott T. Webb is a manager and member holding a fifty percent (50%) membership interest in J & S Properties.
- B. Notwithstanding language in this Trust Deed to the contrary, the maximum security interest conveyed by this Trust Deed is fifty percent (50%) of (i) the net proceeds received under the power of sale and (ii) any other amount received by Trustor or due to Trustor that are subject to the terms of this Trust Deed.

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

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 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 knowingly 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.

Trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth facts showing a default by Trustor, under this numbered paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

1. To provide and maintain insurance on the improvements now existing or hereafter erected or placed on said property. Such insurance shall be carried in companies approved by Beneficiary with loss payable clauses in favor of and in form acceptable to Beneficiary.

2. To deliver to, pay for and maintain with Beneficiary until the indebtedness secured hereby is paid in full, such evidence of title as Beneficiary may require, including abstracts of title or policies of title insurance and any extension or renewals thereof or supplements thereto.

3. To appear in and defend any action or proceeding purporting to affect the security hereof, the title to said property, or the rights or powers of Beneficiary or Trustee; and should Beneficiary or Trustee elect to also appear in or defend any such action or proceeding, to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum incurred by Beneficiary or Trustee.

4. To pay no later than when due assessments affecting said property, including all assessments upon water company stock, rents, assessments and charges for water, appurtenant to or used in connection with said property; to pay, when due, all encumbrances, taxes, charges, and liens with interest, on said property or any part thereof, which at any time appear to be prior or superior hereto; to pay all costs, fees, and expenses of this Trust.

5. Should Trustor fail to make any payment to or do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: Make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; commence, appear in and defend any action or proceeding purporting to affect the security hereof or the rights of powers of Beneficiary or Trustee; pay, purchase, contest, or compromise any encumbrance, charge or lien with in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefore, including cost of evidence of title, employ counsel, and pay his reasonable fees.

6. To pay immediately and without demand all sums expended hereunder by Beneficiary or Trustee, and the repayment thereof shall be secured hereby.

IT IS MUTUALLY AGREED THAT:

7. Should said property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquake, or in any other manner, Beneficiary shall be entitled to all compensation, awards, and other payments or relief therefor, and shall be entitled at its option to commence, appear in and prosecute in its own name, any action or proceedings, or to make any compromise or settlement, in connection with such taking or damage. All such compensation, awards, damages, rights of action and proceeds, including the proceeds of any policies of fire and other insurance affecting said property, are hereby assigned to Beneficiary, who may, after deducting therefrom all its expenses, including attorneys' fees, apply the same on any indebtedness secured hereby. Trustor agrees to execute such further assignments of any compensation, award, damages, and rights of action and proceeds as Beneficiary or Trustee may require.

8. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this Trust Deed and the Obligation for endorsement (in case of full reconveyance, for cancellation and retention), without affecting the liability of any person for the payment of the indebtedness secured hereby, Trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this Trust Deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of said property. The grantee in any reconveyance may be described as "the person or persons entitled thereto", and the recitals therein of any matters or facts shall be conclusive proof of truthfulness thereof. Trustor agrees to pay reasonable Trustee's fees for any of the services mentioned in this paragraph.

9. As additional security, Trustor hereby assigns Beneficiary, during the continuance of these trusts, all rents, issues, royalties, and profits of the property affected by this Trust Deed and of any personal property located thereon. Until Trustor shall default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, Trustor shall have the right to collect all such rents, issues, royalties, and profits earned prior to default as they become due and payable. If Trustor shall default as aforesaid, Trustor's right to collect any of such monies shall cease and Beneficiary shall have the right, with or without taking possession of the property affected hereby, to collect all rents, royalties, issues, and profits. Failure to discontinuance of Beneficiary at any time or from time to time to collect any such moneys shall not in any manner affect the subsequent enforcement by Beneficiary of the right, power and authority to collect the same. Nothing contained herein, nor the exercise of the right by Beneficiary to collect, shall be, or be construed to be, an affirmation by Beneficiary of any tenancy, lease or option, nor an assumption of liability under, nor a subordination of the lien or charges of this Trust Deed to any such tenancy, lease or option.

10. It shall be an event of default ("Event of Default") under this Trust Deed upon the happening of any of the following and after the expiration of any applicable period for cure:

- a. failure to make any payment on the Obligation when and as the same becomes due (whether at the stated maturity or at a date fixed for any installment payment or any accelerated payment date or otherwise) and such failure shall continue for a period

of ten (10) days after notice thereof to Trustor; or

b. failure to comply with or perform any of the other terms, conditions or covenants of the Obligation or this Trust Deed and such failure shall continue for a period of thirty (30) days after notice thereof to Trustor; or

c. a judgment, writ or warrant of attachment or execution, or similar process shall be entered and become a lien or be issued or levied against the Premises and shall not be released or fully bonded within forty-five (45) days after its entry, issue or levy; or

d. any representation or warranty made by Steven herein or in the Obligation shall be false, materially breached or dishonored; or

e. Trustor shall be dissolved, liquidated or wound up or shall fail to maintain its existence as a going concern in good condition; or

f. Steven or Trustor shall default under or shall fail to comply with any of the terms, conditions or provisions of the Obligation or this Trust Deed.

11. Upon any Event of Default by Trustor hereunder or Steven under the Obligation, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court (Trustor hereby consents to the appointment of Beneficiary as such receiver), and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property of any part thereof, in her own name sue for or otherwise collect said rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

12. The entering upon and taking possession of said property, the collection of such rents, issues, and profits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking or damage of said property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of and Event of Default hereunder or invalidate any act done pursuant to such notice.

13. In the event of any transfer without the written consent of the Beneficiary being first obtained, whether voluntarily, involuntarily, or by operation of law, then at the sole option of the Beneficiary, the Beneficiary may declare the entire unpaid principal balance together with accrued interest, due and payable in full and call for payment of the same in full at once. A consent by the Beneficiary as to any one transfer shall not be deemed to be a waiver of the right to require consent to a future transfer. As used herein, the term "transfer" shall include any sale, grant, pledge, assignment, mortgage, encumbrance, security interest, consensual lien, hypothecation, lease (other than bona fide third party leases for actual occupancy by an unrelated, unaffiliated tenant), transfer or divesture, or otherwise, of or an interest in (i) the premises or (ii) Steven's interest in Trustor.

14. The failure on the part of Beneficiary to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Beneficiary of any default shall not constitute a waiver of any other or subsequent default.

15. Time is of the essence hereof. Upon an Event of Default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of such default, Beneficiary may execute or cause Trustee to execute a written notice of default and of election to cause said property to be sold to satisfy the obligations thereof, and Trustee shall file such notice for record in each county wherein said property or some part or parcel thereof is situated. Beneficiary also shall deposit with Trustee and all documents evidencing expenditures secured hereby.

16. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property on the date and at the time and places designated in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which such property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale may, for any cause he deems expedient, postpone the sale from time to time until it shall be completed and, in every case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale; provided, if the sale is postponed for longer than one day beyond the day designated in the notice of sale, notice thereof shall be given in the same manner as the original notice of sale. Trustee shall execute and deliver to the purchaser its Deed conveying said property so sold, but without any covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Beneficiary, may bid at the sale. Trustee shall apply the proceeds of the sale to payment of (1) the costs and expenses of exercising the power of sale and of the sale, including the payment of the Trustee's and attorney's fees; (2) cost of any evidence of title procured in connection with such sale; (3) all sums expended under the terms hereof, not then repaid, with accrued interest at twelve percent (12.0%) per annum from date of expenditure; (4) all other sums then secured hereby; and (5) the remainder, if any, to the person or persons legally entitled thereto, or the Trustee, in its discretion, may deposit the balance of such proceeds with the County Clerk of the County in which the sale took place.

17. Upon the occurrence of any Event of Default hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Trust Deed in the manner provided by law for the foreclosure of mortgages on real property and Beneficiary shall be entitled to recover in such proceeding all costs and expenses incident thereto, including a reasonable attorneys' fee in such amount as shall be fixed by the Court.

18. Beneficiary may appoint a successor trustee at any time by filing for record in the office of the County Recorder of each county in which said property or some part thereof is situated, a substitution of trustee. From the time the substitution is filed for record, the new trustee

shall succeed to all the powers, duties, authority and title of the trustee named herein or of any successor trustee. Each such substitution shall be executed and acknowledged, and notice thereof shall be given and proof thereof made, in the manner provided by law.

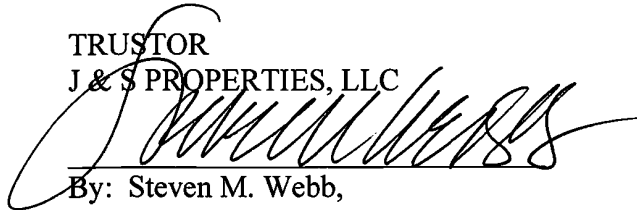
19. This Trust Deed shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. All obligations of Trustor and Steven hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including any pledgee of the Obligation secured hereby. In this Trust Deed, whenever the context requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. Trustor agrees to execute any additional or further documents reasonably requested by Beneficiary associated with this transaction.

20. Trustee accepts this Trust when this Trust Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Trust Deed or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party, unless brought by Trustee.

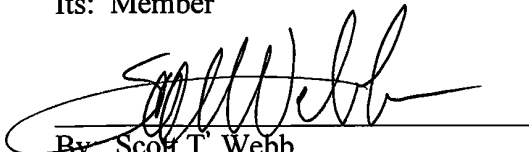
21. This Trust Deed shall be construed according to the laws of the State of Utah.

22. The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to it.

TRUSTOR
J & S PROPERTIES, LLC



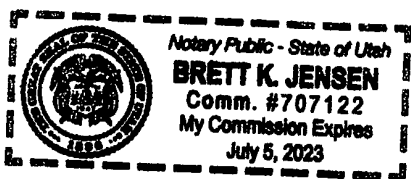
By: Steven M. Webb,
Its: Member



By: Scott T. Webb
Its: Member

State of Utah)
 : ss
County of Salt Lake)

On the 5th day of FEB 2021, personally appeared before me Steven M. Webb and Scott T. Webb, as members of J & S Properties, LLC, who duly sworn, did execute the above and foregoing instrument and said that they acknowledged to me the same.




NOTARY PUBLIC

SCHEDULE "A"

Beginning on the West line of West Temple Street at a point which is North 0°03'40" East along the block line 30.00 feet (calibrated) from the Southeast corner of Lot 12, Block 34, Ten Acre Plat "A", Big Field Survey, Salt Lake County, Utah, and running thence North 0°03'40" East along the block line 186.76 feet (calibrated) to a point which is South 0°03'40" West 358.27 feet (calibrated) from the Northeast corner of said Lot 12; thence South 89°59'51" West, parallel with the South line of said Lot 12, 198.49 feet (calibrated); thence South 0°06'42" West parallel with the West line of said Lot 12, 186.76 feet (calibrated); thence North 89°59'51" East 198.65 feet (calibrated) to the point of beginning.

Together with a right-of-way over the following described tract of land:

Beginning on the West line of West Temple Street at the Southeast corner of Lot 12, Block 34, Ten Acre Plat "A", Big Field Survey, and running thence North 0°03'40" East along the Block line 30 feet; thence South 89°59'51" West 198.65 feet; thence South 0°06'42" West 30 feet to the South line of said lot 12; thence North 89°59'51" East 198.65 feet to the point of beginning.

Parcel Identification Number 15-25-226-015.