

WHEN RECORDED MAIL TO:
Ryan Bergevin
3837 South 3100 East
Salt Lake City UT 84109

13770299
9/10/2021 4:21:00 PM \$40.00
Book - 11237 Pg - 2717-2718
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PINNACLE TITLE CO.
BY: eCASH, DEPUTY - EF 2 P.

TRUST DEED

141854SL

THIS TRUST DEED is made this 8th of September, 2021, between
Y'ulau A. Shieu as Trustor,
whose address is 3465 East Magic Hills Circle, Salt Lake City, UT 84121

Pinnacle Title Insurance Agency Corp. as Trustee, and

Ryan Bergevin, as beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Salt Lake County, UT.
22-26-432-001

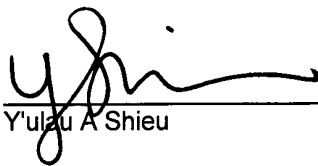
See Attached Exhibit "A"

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 **\$90,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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 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.



Y'ulau A. Shieu

STATE OF UT)
(ss.
COUNTY OF Salt Lake)

On the 8th day of September, 2021, personally appeared before me Y'ulau A. Shieu, the signer(s) of the foregoing instrument, who duly acknowledged to me that ()he() executed the same.



Notary Public

My Commission Expires: **Sept 23 2024** Residing at: **Salt Lake**



Order Number: 141854SL

EXHIBIT "A"

The Land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described as follows:

Lot 1, Enchanted Hills No- 2 Subdivision, according to the official plat thereof, recorded in Book LL of Plats, at Page 39, records of Salt Lake County, State of Utah.

Together with one-half vacated street abutting on the East.

Also: Beginning at the Northeast corner of Lot 1, Enchanted Hills No- 2 Subdivision, according to the official plat thereof, recorded in Book LL of Plats, at Page 39, said point being 126.44 feet South 88°55'51" West from the East quarter corner of Section 26, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 01°04'09" East 118.96 feet; thence North 63° East 56.88 feet; thence North 94.10 feet; thence South 88°55'51" West 52.91 feet to the point of beginning.

NOTE: A portion of the boundary of the above described property has been altered by that certain Boundary Line Agreement recorded April 2, 1976, in Book 4174, at Page 506, as Entry No. 2806821, and the affects of said Agreement are incorporated into and made a part of this description.

Parcel Number: 22-26-432-001