

ff

Name Western Mortgage Services
Box PO Box 1387
City/State/Zip Bountiful, UT 84011

13835566
11/30/2021 12:45:00 PM \$40.00
Book - 11275 Pg - 7452-7457
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NORTH AMERICAN TITLE LLC
BY: eCASH, DEPUTY - EF 6 P.

40902-21-15137

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEED OF TRUST
WITH ASSIGNMENT OF RENTS**

This Deed of Trust, made this **November 26, 2021**, between **Arden Limited Partnership**, as **Trustor**, whose address is **1236 South Highway 66, Morgan, Utah 84050**, and **Edwin B. Parry**, attorney-at-law, as **TRUSTEE**, and **Western Mortgage Services Corporation** as **BENEFICIARY**, P.O. Box 1387 Bountiful, UT 84011.

Witnesses: 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**:

Parcel Number: 16-30-379-031 and pt. of 16-30-379-030
and pt. of 16-31-126-075

Legal Description: SEE ATTACHED EXHIBIT

Property Address: 3430 South 300 East, Salt Lake City, Utah 84115

Together with all buildings, fixtures, built-in appliances 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 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 promissory note of even date in the principal sum of **One Hundred and Fifteen Thousand Dollars** made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon at the highest contract rate of interest set forth in the Promissory Note or notes secured by this Deed of Trust until paid, as herein provided.

To Protect The Security of This Deed of Trust, Trustor Agrees:

1. 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 and 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 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, the specific enumerations herein not excluding the general; and, if the loan secured hereby or any part thereof is being obtained for the purpose of financing construction of improvements on said property Trustor further agrees:
 - (a) To commence construction promptly and to pursue same with reasonable diligence to completion in accordance with plans and specifications satisfactory to Beneficiary, and
 - (b) To allow Beneficiary to inspect said property at all times during construction.

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.

2. To provide and maintain insurance, of such type or types and amounts as Beneficiary may require, 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. In the event of loss, Trustor shall give immediate notice to Beneficiary, who may make proof of loss, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Beneficiary, instead of to Trustor and Beneficiary jointly, and the insurance proceeds, or any part thereof, may be applied by Beneficiary, at its option, to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event that the Trustor shall fail to provide satisfactory hazard insurance, the Beneficiary may procure, on the Trustor's behalf, insurance in favor of the Beneficiary alone, which insurance maybe a policy described as "forced coverage" and may fail to contain features protecting the Trustor. If insurance cannot be secured by the Trustor to provide the required coverage, this will constitute an act of default under the terms of this Deed of Trust
3. 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 extensions or renewals thereof or supplements thereto.
4. 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 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.
5. To pay at least 30 days before delinquency all taxes and assessments affecting said property, including all assessments upon water company stock and all rents, assessments and charges for water, appurtenant to or used in connection with said property; to pay, when due, all encumbrances, 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.
6. To pay to Beneficiary monthly, in advance, an amount, as estimated by Beneficiary in its discretion, sufficient to pay all taxes and assessments affecting said property, and all premiums on insurance therefor as and when the same shall become due.
7. Should Trustor fail to make any payment or to 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 the rights or powers of Beneficiary or Trustee; pay, purchase, contest, or compromise any encumbrance, charge or lien which 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 therefor, including cost of evidence of title, employ counsel, and pay his reasonable fees.
8. To pay immediately and without demand all sums expended hereunder by Beneficiary or Trustee, with interest from date of expenditure at the rate of the highest contract rate of interest set forth in the promissory note or notes secured by this Deed of Trust until paid, and the repayment thereof shall be secured hereby.
9. To pay to Beneficiary a "late charge" of not to exceed ten cents (\$.10) for each One Dollar (\$1.00) of each payment due hereunder or due pursuant to the aforesaid promissory note of even date hereof which is more than zero (0) days in arrears. This payment shall be made to cover the extra expense involved in handling delinquent payments.

IT IS MUTUALLY AGREED THAT:

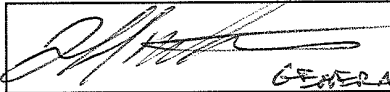
10. Should said property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquake, or in any other manner, Beneficiary shall be entitled to all compensation, awards, and other payments or relief therefor, and shall be entitled 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 attorney's 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.
11. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this Deed of Trust and the note 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, and without releasing the interest of any party joining in this Deed of Trust, 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 Deed of Trust or the lien or charge thereof; (d) grant any extension or modification of the terms of this loan; (e) 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 the truthfulness thereof. Trustor agrees to pay reasonable trustee's fees for any of the services mentioned in this paragraph.

12. As additional security, Trustor hereby assigns to Beneficiary, during the continuance of these trusts, all rents, issues, royalties, and profits of the property affected by the Deed of Trust 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 moneys 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 or 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 charge of this Deed of Trust to any such tenancy, lease or option.
13. Upon any default by Trustor hereunder, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court (Trustor hereby consenting 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 or any part thereof, in its 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 attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine.
14. 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 default hereunder or invalidate any act done pursuant to such notice.
15. 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.
16. Time is of the essence hereof. Upon 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 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 hereof, 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, the note and all documents evidencing expenditures secured hereby.
17. After the lapse of such time as may then be required by law following the recordation of said notice of default, and 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 place 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 such 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 three days 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 of 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 and revenue stamps on Trustee's Deed; (3) all sums expended under the terms hereof, not then repaid, with accrued interest at the highest contract rate of interest set forth in the promissory note or notes secured by this Deed of Trust 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.
18. Trustor agrees to surrender possession of the herein above described Trust property to the Purchaser at the aforesaid sale, immediately after such sale, in the event such possession has not previously been surrendered by Trustor.
19. Upon the occurrence of any default hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Deed of Trust in the manner provided by law for the foreclosure of mortgages on real property and Beneficiary shall be entitled to recover in such proceedings all costs and expenses incident thereto, including a reasonable attorney's fee in such amount as shall be fixed by the court.
20. 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.
21. This Deed of Trust 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 hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including any pledge, of the note secured hereby. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

22. Trustee accepts this trust when this Deed of Trust, 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 Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party, unless brought by Trustee.
23. This Deed of Trust shall be construed according to the laws of the State of Utah.
24. 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.

Signature of Trustors

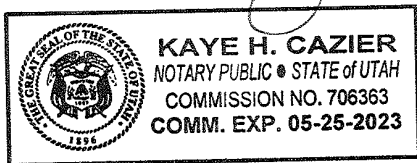
 GENERAL PARTNER	
Jeff R. Mathews, as General Partner for Arden Limited Partnership:	

On the 29 day of **November, 2021** personally appeared before me, **Jeff R. Mathews, as General Partner for Arden Limited Partnership**, signer of the within instrument, who being by me duly sworn, did say that **he** executed the same. In Witness whereof I have herewith set my hand and affixed my seal this 29 day of **November, 2021**.

SEAL:

Kaye H. Cazier

 Notary Public



Loan Originator: Richard Kime, NMLS ID #298795
 Loan Originator Organization: Western Mortgage Services Corporation NMLS ID #301369

**EXHIBIT A
LEGAL DESCRIPTION**

COMMENCING AT A POINT ON THE WEST SIDE OF 3RD EAST STREET 531.04 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 11, BLOCK 17, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE SOUTH ON THE WEST SIDE OF SAID STREET 2 FEET; THENCE WEST 150 FEET; THENCE SOUTH 50 FEET; THENCE WEST 105 FEET; THENCE NORTH 52 FEET; THENCE EAST 255 FEET TO BEGINNING.

ALSO: COMMENCING AT A POINT ON THE WEST SIDE OF 3RD EAST STREET, 479.04 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 11, BLOCK 17, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE SOUTH ALONG THE WEST LINE OF SAID STREET 52 FEET; THENCE WEST 255 FEET; THENCE NORTH 52 FEET; THENCE EAST 255 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT CERTAIN PIECE OF PROPERTY AS SHOWN ON WARRANTY DEED RECORDED MARCH 17, 1997, AS ENTRY NO. 6594829 IN BOOK 7619 AT PAGE 2777, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 0°18'16" EAST 957.01 FEET FROM THE MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND PENNEY AVENUE; AND SOUTH 89°55'08" WEST 33.00 FEET; (SAID POINT ALSO BEING 479.04 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 11, BLOCK 17, TEN ACRE "A", BIG FIELD SURVEY); AND RUNNING THENCE SOUTH 0°18'16" WEST 50.01 FEET; THENCE SOUTH 89°55'08" WEST 150.0 FEET; THENCE NORTH 01°18'16" EAST 50.01 FEET; THENCE NORTH 89°55'08" EAST 150.00 FEET TO THE POINT OF BEGINNING.

Subject to and together with Right-of-way Easement and utility easement for ingress and egress and maintenance of utilities:

Beginning at a point which is South 00°18'16" West, along the west right-of-way line of 300 East Street, 479.04 feet from the Northeast Corner of Lot 11, Block 17, 10-Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1086.52 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, 10.00 feet; thence North 89°41'44" West, 150.00 feet; thence North 00°18'16" East, 10.00 feet; thence South 89°41'44" East, 150.00 feet to the point of beginning.

For identification purposes only: 16-30-379-031

Also Including:

Beginning at a point which is South 00°18'16" West, along the West right-of-way line of 300 East Street, 419.10 feet and North 89°41'44" West, 150.00 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West, 183.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, 59.94 feet; thence North 89°41'44" West, 105.00 feet to a point on the East boundary line of Hidden Oaks VI, Recorded Number 5974937; thence North 00°18'16" East, along said East boundary line, 59.94 feet to a point on the South boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said South boundary line, 105.00 feet to the point of Beginning.

Subject to and together with Right-of-way Easement and utility easement for ingress and egress and maintenance of utilities:

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 419.10 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said West right-of-way line, 10.00 feet; thence North 89°41'44" West, 150.00 feet; thence North 00°18'16" East, 10.00 feet to a point on the South boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said South boundary line and a projection thereof, 150.00 feet to the point of Beginning.

For identification purposes only: Part of Tax Parcel No.: 16-30-379-030

Also Including:

Beginning at a point which is South 00°18'16" West, along the West right-of-way line of 300 East Street, 583.04 feet and North 89°41'44" West, 135.00 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1190.52 feet and North 89°41'44" West, 168.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, 53.00 feet; thence North 89°41'44" West, 80.05 feet to a point on the East boundary line of Hidden Oaks VII, Recorded Number 7146926; thence North 00°16'39" East, along said East boundary line, 53.00 feet; thence South 89°41'44" East, 80.08 feet to the point of Beginning.

Subject to and together with Right-of-way Easement and utility easement for ingress and egress and maintenance of utilities:

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 583.04 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1190.52 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said West right-of-way line, 10.00 feet; thence North 89°41'44" West, 135.00 feet; thence North 00°18'16" East, 10.00 feet; thence South 89°41'44" East, 135.00 feet to the point of Beginning.

For identification purposes only: Part of Tax Parcel No.: 16-31-126-075