

WHEN RECORDED MAIL TO:  
**Vernon G. Clauson**  
18588 Emerald Lake Avenue  
Nampa, ID 83687

13842854  
12/8/2021 3:53:00 PM \$40.00  
Book - 11279 Pg - 9079  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
RICHLAND TITLE INS AGENCY INC  
BY: eCASH, DEPUTY - EF 1 P.

## TRUST DEED

THIS TRUST DEED is made this 8<sup>th</sup> day of December, 2021, between Property Seller Solutions, LLC. , as Trustor

Richland Title Insurance Agency, Inc., as Trustee,

And Vernon G. Clauson, as **Beneficiary**

Trustor hereby COVENANTS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in **Salt Lake** County, Utah:

**Commencing 172.25 feet East and 20 feet North from the Southwest corner of Lot 12, Block 27, 10 ACRE PLAT "A", BIG FIELD SURVEY and running thence East 75 feet; thence North 156.55 feet; thence West 75 feet; thence South 156.55 feet to beginning.**

**Less and expecting any portion of said property lying within the boundary of Zenith Ave.**

Also known as: 1217 East Zenith Avenue, Salt Lake City, Utah 84106 - **Parcel No. 16-29-228-011**

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 amount of **\$79,734.22** 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 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.



Property Seller Solutions, LLC  
By: Melisha Scholle

STATE OF UTAH                    )  
                                          : ss.  
COUNTY OF SALT LAKE        )

On the 8<sup>th</sup> day of December 2021, personally appeared before me Melisha Scholle, the **authorized signatory** for Property Seller Solutions, LLC the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same.



Notary Public

