

13931298 B: 11327 P: 9254 Total Pages: 2  
04/12/2022 03:37 PM By: bmeans Fees: \$40.00

**WHEN RECORDED RETURN TO:**  
Moondance Ventures, LLC  
30 N Gould Street Ste 1457  
Sheridan, WY 82801

TRD- TRUST DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: STEWART TITLE OF UTAH  
6955 S UNION PARK CTR STE 100MIDVALE, UT 840476516

Parcel I.D. # 16-06-310-003

## TRUST DEED

THIS TRUST DEED is made this 11th day of April, 2022, between Pack Enterprises, whose address is 1579 Winward Dr, Salt Lake City, UT 84117, as Trustor, Stewart Title of Utah, Inc., as Trustee, and Moondance Ventures LLC, whose address is 30 N Gould Street Suite 1457 Sheridan Wy 82801, as Beneficiary.

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

Sub. Unit 104, Together with Parking Stall 378 and Storage Unit 102 contained within the METRO CONDOMINIUMS, A Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah. Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax ID No. 16-06-310-003

Property address: 350 South 200 East, Unit 104, Salt Lake City, UT 84111

Together with all buildings, fixtures, and improvements thereon and all water rights, rights-of-way, easements, rents, issues, profits, income, tenements, hereditament, 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 Three Hundred Sixty Thousand Dollars and No Cents (\$360,000.00), 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 mortgage payments in a timely manner, all accruing 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 the 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.

Trustor agrees that he will not transfer, convey, or pledge any interest in the real property referenced herein while any debt is owed by Trustor to Beneficiary and that in the event any such transfer, conveyance, or pledge is made, all sums secured by this Trust Deed shall be immediately due and payable to Beneficiary.

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.

Pack Enterprises

By: Jacqueline Pack Date: 4/11/2022  
Jacqueline Pack, authorized signer

State of Utah  
County of Salt Lake

On this 11th day of April, 2022, personally appeared before me, the undersigned Notary Public, Jacqueline Pack the Authorized Signer of Pack Enterprises, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Kori A Cannon  
Notary Public  
My commission expires:

