

WHEN RECORDED MAIL TO:
Roldo L. Call
1626 East Maple Avenue
Millcreek, UT 84106

13986984 B: 11357 P: 5218 Total Pages: 3
07/18/2022 04:39 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

File No.: 160102-DJF

TRUST DEED

THIS TRUST DEED, dated July 15, 2022, between **Allison Driggs**, as Trustor(s), whose address is 1626 East Maple Avenue, Millcreek, UT 84106 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Roldo L. Call of 1626 East Maple Avenue, Millcreek, UT 84106, as BENEFICIARY;

WITNESSETH: 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:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 16-33-128-008 (for reference purposes only)

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$905,000.00 (Nine Hundred Five Thousand And No/100)**, made by Trustor, 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.



Allison Driggs

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of July, 2022, before me, personally appeared Allison Driggs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document; and acknowledged before me that he/she/they executed the same.

Meggy Ludlow

Notary Public

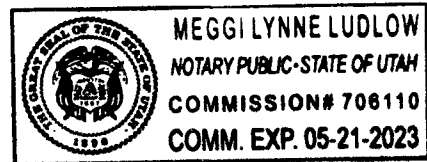


EXHIBIT A

PARCEL 1:

Beginning at a point 694.3 feet West and South 01°30'00" East 22.0 rods from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 80.5 feet; thence South 12-1/2 rods; thence East 80.5 feet; thence North 12-1/2 rods to the point of beginning.

PARCEL 1A:

A right of way over the following described property:

Beginning at a point 694.3 feet West and 362.87 feet South of the said Northeast corner of the Northwest quarter of said Section 33, and running thence South 16-1/2 feet; thence West 898.5 feet, more or less, to the center of the county road; thence Northerly along the center of said county road to a point due West of the point of beginning; thence East 898.77 feet, more or less, to the point of beginning.