

WHEN RECORDED MAIL TO:
Craig White and Kim White
3652 North 200 East
North Ogden, UT 84414

13990567 B: 11359 P: 3886 Total Pages: 2
07/26/2022 04:39 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

File No.: 160713-MMQ

TRUST DEED

THIS TRUST DEED, dated July 26, 2022, between **Utah Real Estate Buyers, LLC, a Utah limited liability company**, as Trustor(s), whose address is 3733 West 5140 South, Taylorsville, UT 84129 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Craig White and Kim White of 3652 North 200 East, North Ogden, UT 84414, 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:
Lot 140, SOUTHRIDGE SUBDIVISION NO. 8, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TAX ID NO.: 21-08-332-003 (for reference purposes only)

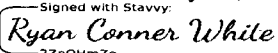
TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$41,897.14 (Forty-One Thousand Eight Hundred Ninety-Seven And 14/100)**, 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.

Utah Real Estate Buyers, LLC, a Utah limited liability company

BY: Signed with Stavvy:

2ZnQHmZg

Ryan Conner White, Member

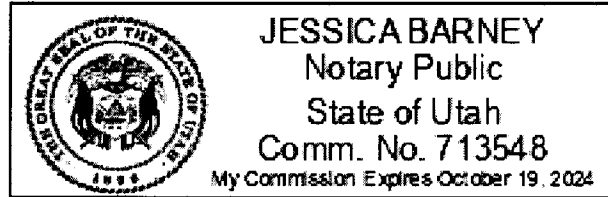
STATE OF UTAH

COUNTY OF DAVIS

On 26th day of July, 2022, before me, personally appeared Ryan Conner White, Member, 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 on behalf of Utah Real Estate Buyers, LLC, a Utah limited liability company.

Signed with Stavvy:
Jessica Barney
xISQsbMn

Notary Public



Notarized remotely via audio/video communication using Stavvy