

WHEN RECORDED MAIL TO:

Ginny Sanderson
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150 Post Street, Ste 520
San Francisco, CA 94108

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Rashelle Hobbs, Recorder, Salt Lake County, Utah.
Return To: KRONENBERGER ET AL ATTN: GINNY SANDERSON
150 POST ST STE 520 SAN FRANCISCO, CA 94108



DEED OF TRUST

This **DEED OF TRUST** is made this ^{30th} day of June, 2022, between B3L, LLC, whose address is 375 West 400 North, Salt Lake City, UT 84103 (“Trustor”); Perform[cb], LLC, whose address is 2389 E. Venice Ave #410, Venice, FL 34292 (“Beneficiary”); and First American Title Insurance Company, whose address is 1586 E. Stratford Avenue, Suite #1, Salt Lake City, UT 84106 (“Trustee”).

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

See Exhibit A attached hereto and incorporated herein.

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 indebtedness as set forth in a Settlement Agreement dated June 22, 2022, in the principal amount of \$1,791,546.00, payable to the order of Beneficiary at the times and in the manner 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.

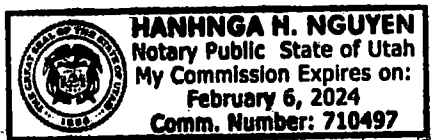
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.


TRUSTOR: B3L, LLC

By: Robert Brett Bell
Its: Manager

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

On this 30th day of June, 2022, personally appeared before me, Robert Brett Bell, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged the execution of the above document for the purposes and consideration therein expressed.





NOTARY PUBLIC

EXHIBIT A

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 115, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 5 1/2 RODS; THENCE SOUTH 9 RODS; THENCE WEST 5 1/2 RODS; THENCE NORTH 9 RODS TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE RIGHT OF WAY AS DISCLOSED BY WARRANTY DEED RECORDED JANUARY 21, 2000 AS ENTRY NO. 7558986 IN BOOK 8337 AT PAGE 4200 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 115, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 330 FEET; THENCE NORTH 40 FEET; THENCE WEST 40 FEET; THENCE SOUTH 23.5 FEET; THENCE WEST 290 FEET; THENCE SOUTH 16.5 FEET TO POINT OF BEGINNING.

Tax ID No.: 08-36-179-001-0000