

WHEN RECORDED, MAIL TO:

DOUGLAS E. GRIFFITH
KESLER & RUST
68 So. Main St., #200
Salt Lake City, UT 84101

14000243 B: 11364 P: 3772 Total Pages: 3
08/15/2022 09:36 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SUTHERLAND TITLE COMPANY
920 E WOODOAK LN, STE 100SALT LAKE CITY, UT 84117

Parcel Id No. 16-20-353-038

TRUST DEED

THIS TRUST DEED is made this 11th day of August, 2022, between, as Trustor(s) SHAYNE ROW AND CYNDE ROW, whose address is 2609 South Lake Street Salt Lake City, Utah 84106, Douglas E. Griffith of Kesler & Rust, a Utah professional corporation, as Trustee, and New Millennium Management, L.L.C., as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property located at 2609 South Lake Street Salt Lake City, Utah 84106 and situated in Salt Lake County, State of Utah:

Property Description:

See Exhibit "A" attached hereto.

Parcel Id No. 16-20-353-038

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenance 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 Home Improvement Agreement dated August 11, 2022. Said indebtedness totaled the principal sum of \$367,621 payable to the order of Beneficiary at the times and in the manner as set forth in the above-referenced Agreement, 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).


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

DATED this 11 day of August, 2022

Cyndee Row, Trustor
CYNDE ROW
Shayne Row, Trustor
SHAYNE ROW

STATE OF UTAH)
COUNTY OF Salt Lake) :ss

On the 11th day of August, 2022, personally appeared before me Cyndee Row and Shayne Row, Trustor, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they is/are the Trustor(s) and executed the same.

 KRISTY CARTER
Notary Public State of Utah
My Commission Expires on:
November 27, 2025
Comm. Number: 720473

[Signature]
NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 52823

Lots 14, 15 and 16, in Block 1, FOREST PLACE, a Subdivision, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 16-20-353-038