

WHEN RECORDED MAIL TO:
ABCW, LLC
7673 S. Caballero Dr.
Sandy, UT 84093

14001706 B: 11365 P: 1403 Total Pages: 3
08/17/2022 02:03 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.: 161649-LKM

TRUST DEED

THIS TRUST DEED, dated August 16, 2022, between **Rafael Libunao**, as Trustor(s), whose address is 2217 South 1800 East, Salt Lake City, UT 84106 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and ABCW, LLC of 7673 S. Caballero Dr., Sandy, UT 84093, 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:
Lots 12 and 13, Block 6, IDLEWILD ADDITION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

~~TOGETHER WITH 1/2 of the vacated alley abutting on the East.~~ See Attached Exhibit "A"

TAX ID NO.: 16-21-207-006 (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 **\$728,204.65 (Seven Hundred Twenty-Eight Thousand Two Hundred Four And 65/100)**, 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.

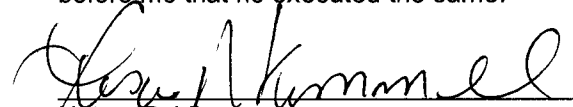


Rafael Libunao

STATE OF UTAH

COUNTY OF SALT LAKE

On this 16th day of August, 2022, before me, personally appeared Rafael Libunao, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.


Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

Lots 12 and 13, Block 6, IDLEWILD ADDITION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

TOGETHER WITH 1/2 of the vacated alley abutting on the East.

Tax Id No.: 16-21-207-006