

WHEN RECORDED MAIL TO:
D&Z Investments, LLC
6092 West 5300 South
Hooper, UT 84315

14007625 B: 11368 P: 1085 Total Pages: 2
08/29/2022 09:55 AM By: ggasca 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

161151-LMP

TRUST DEED

THIS TRUST DEED, dated this 26th day of August 2022, between **JCOR Properties LLC, a Utah limited liability company**, as Trustor(s), whose address is 721 N. Main Street, Layton, UT 84041 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and **D&Z Investments, LLC, a Utah limited liability company**, whose address is 6092 West 5300 South, Hooper UT 84315, 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 20, ARTISTIC TERRACE SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TAX ID NO.: 22-03-281-001 (for reference purposes only)
Also known as 4425 South Camille Street, Holladay, UT 84124 (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 **\$70,000.00 (Seventy Thousand And 00/100)**, 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.

Signed this 26 day of August, 2022

JCOR Properties LLC, a Utah limited liability company

BY: Tyler Jensen
Tyler Jensen
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 26 day of August, 2022, personally appeared before me Tyler Jensen, who acknowledged himself to be the Manager of JCOR Properties LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Lara Mountford

Notary Public

