

WHEN RECORDED MAIL TO:  
Kevin P. Gates  
9565 S Wasatch Blvd  
Sandy, UT 84092

14014915 B: 11372 P: 22 Total Pages: 4  
09/13/2022 12:47 PM 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

File No.: 162150-CAP

## TRUST DEED

THIS TRUST DEED, dated September 9, 2022, between **Quail Run Development LLC, a Utah limited liability company**, as Trustor(s), whose address is 9071 S 1300 W, Ste 210, West Jordan, UT 84088 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Kevin P. Gates of 9565 S Wasatch Blvd, Sandy, UT 84092, 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:

See Exhibit A attached hereto and made a part hereof

**TAX ID NO.:** 28-12-179-001, 28-12-179-005 and 28-12-177-015 (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 **\$2,526,050.00 (Two Million Five Hundred Thirty-Five Thousand Fifty And No/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.

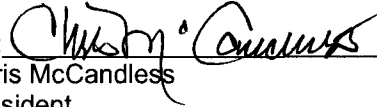
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including 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.



Quail Run Development LLC, a Utah limited liability company

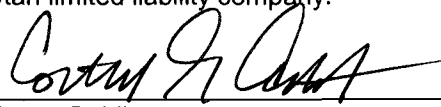
BY: C.W. Management Corporation, a Utah Corporation  
Its: Manager

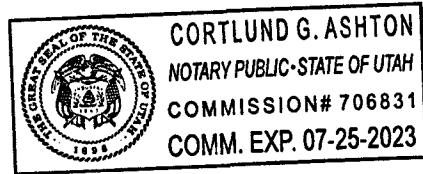
BY:   
Chris McCandless  
President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of September, 2022, before me, personally appeared Chris McCandless, 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 Quail Run Development LLC, a Utah limited liability company.

  
Notary Public



## EXHIBIT A

### PARCEL 1:

Beginning at a point North 89°52'27" East 1734.05 feet along the Section line and North 03°00'00" East 907.60 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 86°00'00" West 140.27 feet; thence North 03°00'00" East 179.82 feet to the centerline of said Little Cottonwood Creek; thence South 84°09'44" East 85.01 feet along the centerline of said Little Cottonwood Creek to the Southwest corner of Rola Acres Phase 1; thence South 73°37'14" East 171.95 feet along the South line of said Rola Acres Phase 1 and being the centerline of said Little Cottonwood Creek; thence South 89°38'04" East 22.09 feet along the South line of said Rola Acres Phase 1 and being the centerline of said Little Cottonwood Creek; thence South 03°00'00" West 106.82 feet; thence South 67°08'00" West 77.00 feet; thence North 86°00'00" West 64.73 feet to the point of beginning.

### PARCEL 1A:

A non-exclusive right of way 1 rod (16.5 feet) wide extending Southerly to the County Highway, as described in Warranty Deed recorded April 12, 1973 as Entry No. 2531787 in Book 3300 at Page 360 of official records, the West line of which is described as follows:

Beginning at a point 105.1 rods East of the West quarter corner of said Section 12, and running thence North 03°00'00" East 906.76 feet.

### PARCEL 2:

Commencing at a point 105.1 rods East and North 03°00'00" East 820.05 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 87°00'00" East 237.1 feet; thence South 43°35'00" East 45.0 feet; thence North 21°26'00" East 253 feet more or less to the center line of Little Cottonwood Creek; thence Northwesterly along the center line of said creek 220 feet more or less to the Northeast corner of Clarence L. and Laura S. Giles property; thence South 03°00'00" West 131.14 feet; thence South 67°08'00" West 77 feet; thence North 86°00'00" West 64.73 feet; thence South 03°00'00" West 86.51 feet to the place of beginning.

TOGETHER WITH a 1 rod right-of-way the West and North line of which is described as follows:

Commencing 105.1 rods East of the West quarter corner of the aforementioned Section 12; thence North 03°00'00" East 906.76 feet; thence South 86°00'00" East 64.73 feet; thence North 67°08'00" East 77.0 feet; thence South 87°00'00" East 186.0 feet.

### PARCEL 3:

Commencing 105.1 rods East and North 03°00'00" East 490.05 feet and South 87°00'00" East 455.8 feet and North 03°00'00" East 230 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian, and running thence North 87°00'00" West 113 feet; thence North 43°35'00" West 52.5 feet; thence North 13°10'00" East 266.2 feet, more or less, to the center of Little Cottonwood Creek; thence Southeasterly along said creek 106.7 feet, more or less to a point which is North 03°00'00" East from the point of beginning; thence South 03°00'00" West 258 feet, more or less to the point of beginning.

TOGETHER WITH the following described 1 rod right of way the West and North lines of which is described as follows:

Commencing at a point 105.1 rods East of the West quarter corner of said Section 12, and running thence



North 03°00'00" East 906.76 feet; thence South 86°00'00" East 64.73 feet, North 67°08'00" East 77 feet; thence South 87°00'00" East 208 feet to the West line of the above described tract.

ALSO TOGETHER WITH a 1 rod right of way, the West and North line of which is described as follows:

Commencing 105.1 rod East of the West quarter corner of said Section 12; thence North 03°00'00" East 490.05 feet; thence South 87°00'00" East 432.8 feet; thence North 03°00'00" East 230 feet; thence South 87°00'00" East 96.5 feet.

LESS AND EXCEPTING THEREFROM the above described right of way any portion lying within Lots 1, 2, 3 and 4, Little Cottonwood East Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

TOGETHER WITH a right of way described as follows:

Beginning at a point North 89°52'27" East 1734.83 feet and North 03°01'56" East 489.69 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being the Northwest corner of Little Cottonwood East Subdivision, and running thence North 03°00'00" East 155.00 feet along the West line of Grantor's land; thence South 87°00'00" East 432.8 feet along the North line Grantor's land; thence South 03°00'00" West 16.5 feet along the East line of Grantor's land; thence North 87°00'00" West 416.3 feet; thence South 03°00'00" West 138.5 feet; thence North 87°00'00" West 16.5 feet to the point of beginning.

ALSO TOGETHER WITH a perpetual easement and right of way of operate and maintain the existing culinary water pipe system and for conveyance of irrigation water.

A handwritten signature in black ink, appearing to be a stylized name, possibly 'J. M.', located at the bottom center of the page.