

When Recorded, mail to:  
Reich Law Group  
PO Box 852  
Farmington, UT 84025

**REAL PROPERTY LIEN**

TAKE NOTICE THAT Tatiana Kireiev Miller ("Miller"), on this 21 day of September, 2022, hereby grants to Robert and Margaret Kireiev a lien against that certain real property located at 3599 South 3610 East, Millcreek, UT 84109 pertaining to that property located in Salt Lake County, State of Utah, and more specifically described as:

LOT 14, MILLCREEK CANYON SUBDIVISION, ACCORDING TO THE  
OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT  
LAKE COUNTY RECORDER, STATE OF UTAH.

TAX SERIAL NO. 16-36-153-030

Together with all buildings, improvements, and fixtures thereon, collectively referred to as the "property".

FOR THE PURPOSE OF SECURING: Payment of the indebtedness evidenced by a Promissory Note of even date hereof in the principal sum of Five Hundred Thousand Dollars (US\$500,000.00) made by Miller payable to the order of Kireiev in the manner and with interest as therein set forth (herein the "Note"). Miller may sell the property without approval of Kireiev. Full satisfaction of the Note terminates this Lien in all respects.

TO PROTECT THE SECURITY OF THIS LIEN, MILLER AGREES:

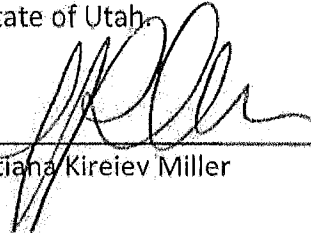
(1) She shall keep the property in good condition and repair; shall not remove or demolish any building thereon, shall complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and shall pay when due all claims for labor performed and materials furnished therefore; shall comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; shall not commit or permit waste thereof; shall not commit, suffer or permit any act upon said property in violation of law; shall cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) Miller shall keep all improvements now or hereafter erected on said property continuously insured against loss by fire or other hazards in an amount not less than the total obligation secured hereby.

(3) Miller shall pay at least ten (10) days before delinquency all taxes and assessments affecting said property.

(4) Miller shall not sell, assign, transfer, convey, mortgage, pledge, hypothecate or otherwise dispose of or encumber (by agreement, operation of law or otherwise) any partial interest in the property, without the prior written consent of Kireiev.

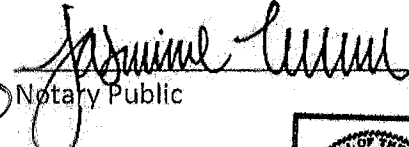
(5) This Lien and the Note constitute the entire understanding and agreement of the parties as to the matters set forth in this Lien. No alteration of or amendment to this Lien shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment. This Lien has been delivered to Kireiev and accepted by Kireiev in the State of Utah and shall be governed by and construed in accordance with the laws of the State of Utah.


  
\_\_\_\_\_  
Tatiana Kireiev Miller

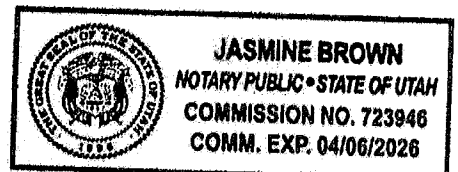
State of Utah            )  
  ) ss  
County of Salt Lake    )

This instrument was acknowledged before me this 21 day of September, 2022 by Tatiana Kireiev Miller who acknowledged that she executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my official hand and seal.

  
\_\_\_\_\_  
Notary Public

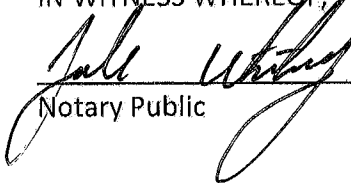
  
\_\_\_\_\_  
Margaret D. Kireiev



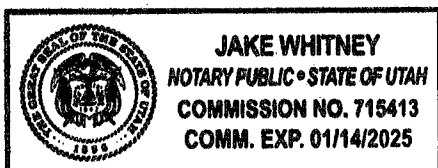
State of Utah            )  
  ) ss  
County of Salt Lake    )

This instrument was acknowledged before me this 21 day of September, 2022 by Margaret D. Kireiev who acknowledged that she executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my official hand and seal.

  
\_\_\_\_\_  
Notary Public

*America 1st  
Credit Union  
Herriman;  
5438 W  
13400 SO.  
Herriman*



*Robert Kireiev*

Robert Kireiev

State of Utah            )  
  ) ss  
County of Salt Lake    )

This instrument was acknowledged before me this 21<sup>st</sup> day of September, 2022 by Robert Kireiev who acknowledged that she executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my official hand and seal.

*Jake Whitney*  
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Notary Public

