

WHEN RECORDED MAIL TO:  
Seven C's Family Limited Partnership  
545 E 16th Ave  
Salt Lake City, UT 84103

14052430 B: 11390 P: 6459 Total Pages: 3  
12/13/2022 01:48 PM By: ECarter 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

## TRUST DEED

THIS TRUST DEED, dated December 9, 2022, between **Sharon K. Christensen**, as Trustor(s), whose address is 545 E 16th Ave, Salt Lake City, UT 84103, **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Seven C's Family Limited Partnership, a Utah partnership of 545 E 16th Ave, Salt Lake City, UT 84103, 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 part hereof

**TAX ID NO.:** 09-30-428-047-0000 (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 **\$400,000.00 (Four Hundred Thousand and No/100 Dollars)**, 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.

### COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.



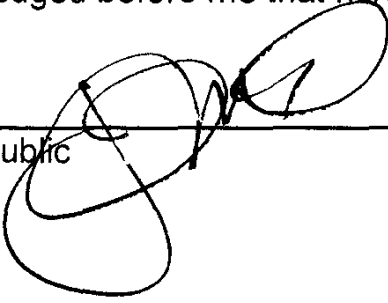
Sharon K. Christensen

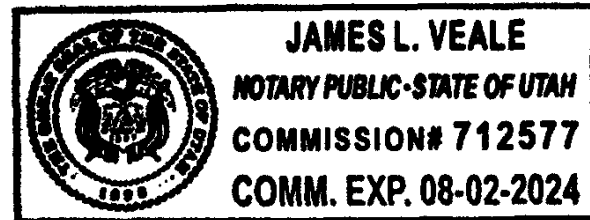
STATE OF UTAH

COUNTY OF SALT LAKE

On this 9 day of December, 2022, before me, personally appeared Sharon K. Christensen, 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.

Notary Public





**EXHIBIT A**

Beginning at the most Westerly corner of Lot 5, North Hills Plat "D" amended and extended, Westerly along curve to the left 12 feet; North 24 degrees 51'58" East 137.46 feet; East 179.76 feet; South 43.02 feet; West 86.91 Feet; South 16 degrees 10'10" West 68.96 feet; South 17 Degrees 29' West 100.25 feet; Northwesterly along curve to the left 121.37 feet to BEGINNING