

WHEN RECORDED RETURN TO:

Carpe Diem Boating, LLC
74 East 500 South
American Fork, UT 84003

14070731 B: 11400 P: 1915 Total Pages: 3
02/09/2023 01:00 PM By: adavis 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

APN: 14-26-476-048-0000; 14-26-476-047-0000; 14-26-476-045-0000; 14-26-476-044-0000; 14-26-476-031-0000; 14-26-476-043-0000; 14-26-476-046-0000; 14-26-476-023-0000

TRUST DEED

THIS TRUST DEED is made this 26th day of January 2023, among AA Alpine Self Storage—West Valley City, LLC, a Utah limited liability company, as Trustor, whose address is 74 East 500 South, American Fork, Utah, 84003, Bradley R. Helsten, Esq. of 2061 E. Murray Holladay Rd., Salt Lake City, Utah, 84117, as Trustee, and Carpe Diem Boating, LLC, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the property described on Exhibit A.

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a revolving promissory note of even date herewith, in the maximum principal sum of Fifteen Million Eight Hundred Thousand Dollars (\$15,800,000), 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 Beneficiary's attorney's fees in the 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.

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.

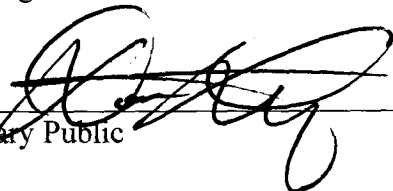
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to it at the address hereinbefore set forth.

AA Alpine Self Storage—West Valley City, LLC


By: Aaron Frazier, its Manager

STATE OF UTAH)
 ss.
COUNTY OF UTAH)

On the 31 day of January, 2023 personally appeared before me Aaron Frazier, as the duly appointed manager of AA Alpine Self Storage—West Valley City, LLC, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public

My Commission Expires:
12-16-2024

Residing at:
Sandy, UT

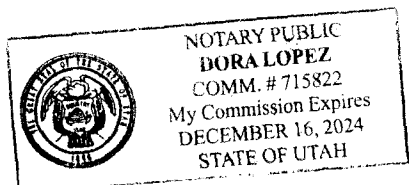


EXHIBIT A
Legal Description

PARCEL 8:

Beginning at a point which is South 89°59'10" West along the section line 362.50 feet and North 00°09'50" West 360.66 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°50'10" West 137.40 feet; thence North 00°08'47" West 68.00 feet; thence North 89°50'10" East 217.38 feet; thence South 00°09'50" East 72.88 feet; thence South 89°50'10" West 80.00 feet; thence North 00°09'50" West 4.88 feet to the point of beginning.

PARCEL 14:

Beginning South 89°59'10" West 500.01 feet and North 00°08'47" West 360.30 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°50'10" West 60.00 feet; thence North 00°08'47" West 2.85 feet; thence South 89°58'47" West 93.10 feet; thence North 00°09'50" West 64.90 feet; thence North 89°50'10" East 40.00 feet; thence South 00°09'50" East 5.00 feet; thence North 89°50'10" East 113.12 feet; thence South 00°08'47" East 63.00 feet to the point of beginning.

Lots 1 (as to an undivided 42.34% interest), 2, 3, 4, 5, and 6 of the Mountain View Business Plaza.