

WHEN RECORDED RETURN TO
3464 South Terrace View Drive
Salt Lake City, UT 84109
File # 2211003

TRUST DEED

THIS TRUST DEED, dated 12/29/22, between Jentzen Roberts, as Trustor(s), whose address is 3464 South Terrace View Drive, Salt Lake City, UT 84109, 1ST Liberty Title, LC, as Trustee, and Dan G and Shiela C. Roberts as Beneficiary

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Salt Lake County, Utah.

Lot 6, TERRACE VIEW SUBDIVISION NO. 2, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Tax I.D. # 16-35-203-015

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 promissory note of even date herewith in the principal sum of **\$368,800.00**, payable to the order of the 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 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.

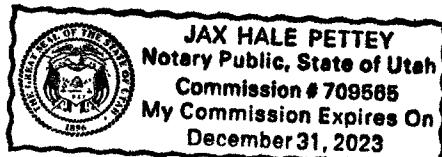
If the trust property is sold, in whole or in part, by deed, by contract for deed, or by lease with an option to buy, then the amount secured by this Trust Deed becomes immediately due and payable in full, with no further notice.

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 herein set forth.

LITERATURE

STATE OF UTAH)
COUNTY OF SALT LAKE) : ss

On 12/29/22, personally appeared before me Jentzen Roberts, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.



NOTARY PUBLIC

14072447 B: 11401 P: 408 Total Pages: 1
02/14/2023 04:27 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: 1ST LIBERTY TITLE LC
1400 UNION SQUARE PLAZA, UT 84070