

14076550 B: 11403 P: 3286 Total Pages: 3  
02/28/2023 11:31 AM By: CSelman 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

WHEN RECORDED MAIL TO:  
J6 Investing LLC  
3047 E Tanoak Cir.  
St. George, UT 84790

## TRUST DEED

THIS TRUST DEED, dated February 21, 2023, between **REIN Home Buyers LLC**, a Utah limited liability company, as Trustor(s), whose address is 7135 S. Highland Dr., Suite 102, Cottonwood Heights, UT 84121, **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and **J6 Investing LLC** of 3047 E Tanoak Cir., St. George, UT 84790, 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.: **16-30-379-045** (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 **\$50,000.00 (Fifty Thousand 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.

*[Signatures on Following Page(s)]*

### 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.

REIN Home Buyers LLC, a Utah limited liability company

BY: \_\_\_\_\_

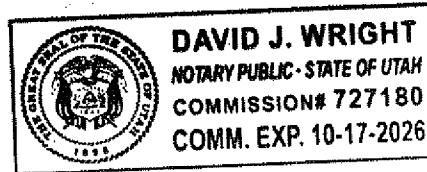
Gavin Ray Sundahl  
Authorized Member/Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 27 day of February, 2023, before me, personally appeared Gavin Ray Sundahl, 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 REIN Home Buyers LLC, a Utah limited liability company.

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



## EXHIBIT A

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 419.10 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A" Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West 33 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said West right-of-way line, 59.94 feet; thence North 89°41'44" West, 150.00 feet; thence North 00°18'16" East, 59.94 feet to a point on the South boundary line of Hidden Grove Condominiums, recorded as Entry No. 6592535; thence South 89°41'44" East, along said South boundary line and a projection thereof, 150.00 feet to the point of beginning.