

WHEN RECORDED RETURN TO:

Name: Alan Rogers and Marsha Rogers, as Joint Tenants
Address: 1829 E. Holladay Farm Lane
Holladay, Utah 84117

File No.: 58102

TRUST DEED

THIS TRUST DEED is made this 22nd day of May, 2023 between Cospo Investment Company, LLC., a Utah Limited Liability Company, as Trustor, whose address is 3246 E. Kara Court, Cottonwood Heights, Utah 84121, Highland Title Agency, Inc., as Trustee, and Alan Rogers and Marsha Rogers, as Joint Tenants, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property in Salt Lake County, State of Utah, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 1581 East 6400 South, Murray, UT 84121

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 \$425,000.00, 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.

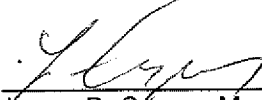
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

File No.: 58102
SN1 Trust Deed

22-21-129-009
22-23-451-091

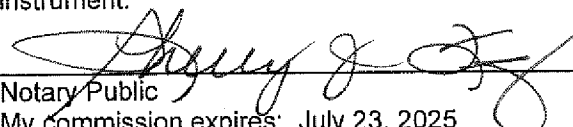
WITNESS, the hand of said grantor this 22nd day of May, 2023.

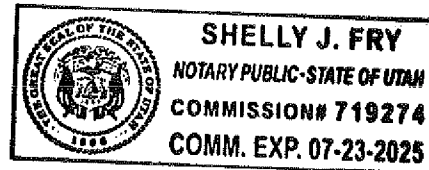
Cosper Investment Company, LLC.

BY: 
Lance D. Cosper, Manager

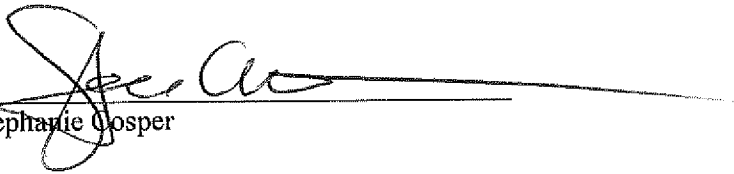
State of Utah
County of Salt Lake

On this ^{23rd} 22nd day of May, 2023, personally appeared before me, the undersigned Notary Public, personally appeared Lance D. Cosper, Manager of Cosper Investment Company, LLC., a Utah Limited Liability Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature (s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires: July 23, 2025

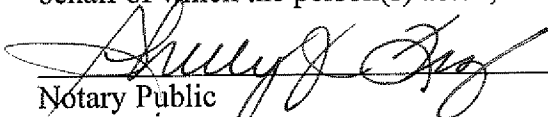


ACKNOWLEDGMENT AS TO ADDITIONAL COLLATERAL


Stephanie Cospers

State of Utah
County of Salt Lake

On this 23 day of May, 2023, before me, the undersigned Notary Public, personally appeared Stephanie Cospers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity (ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires: July 23, 2025

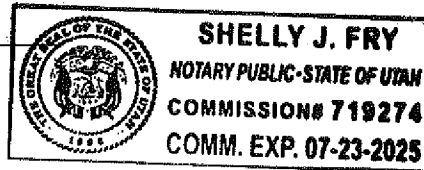


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at a point which is 1374.15 feet South and 943.48 feet West, more or less from the North Quarter Corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 70 feet; thence North 0°59' West 133.21 feet, more or less; thence North 01°30' West 145 feet; thence North 11°30' East 39 feet; thence East 61 feet; thence South 0°24' West 333.9 feet to the point of beginning.

Parcel No. 22-21-129-029

AND ADDITIONAL COLLATERAL in second lien position located at 3246 Kara Court, Cottonwood Heights, Utah 84121 more particularly described as follows:

PARCEL 1:

Lot 3, OLD MILL ESTATES PLAT "E", according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point which is South 46°12'00" West 10.12 feet along the lot line from the common lot corner to Lots 3, 4, 5 and 6 of Old Mill Estates Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence South 46°12'00" West 185.71 feet along said Lot line to the boundary of said Old Mill Estates Plat "E"; thence North 10.39 feet along said boundary; thence North 46°12'00" East 179.79 feet; thence South 34°06'57" East 7.61 feet to the point of beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

Beginning at the corner common to Lots 3, 4, 5 and 6 of Old Mill Estates Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence South 46°12'00" West 10.12 feet along the lot line of said Lot 3; thence North 34°06'57" West 60.16 feet; thence South 43°46'00" East 59.30 feet along said lot line to the point of beginning.

Parcel No. 22-23-451-089

PARCEL 2:

Beginning at a point which is North 43°48'00" West 59.30 feet along the Lot line from the Southeast corner of Lot 4, Old Mill Estates Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence North 43°48'00" West 39.80 feet along said Lot line; thence North 03°27'27" West 16.78 feet to a point on Kara Court; thence along the arc of a 50.00 foot radius curve to the left 3.50 (chord bears North 84°32'13" East 3.50) along said Kara Court; thence South 28°41'44" East 52.22 feet to the point of beginning.

Parcel No. 22-23-451-086

PARCEL 3:

Beginning at a point which is South 46°12'00" West 10.12 feet along the lot line and North 34°06'27" West 6.09 feet from the common lot corner to Lots 3, 4, 5 and 6 of Old Mill Estates Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence South 46°12'00" West 180.98 feet to the boundary of said Old Mill Estates Plat "E"; thence North 2.08 feet along said boundary; thence North 46°12'00" East 179.79 feet; thence South 34°06'57" East 1.52 feet to

the point of beginning.

LESS AND EXCEPTING any portion lying within the following as conveyed in that Warranty Deed recorded July 27, 1994 as Entry No. 5883875 in Book 6988 at Page 1891 of official records:

Beginning at a point which is South 46°12'00" West 10.12 feet along the lot line from the common lot corner to Lots 3, 4, 5 and 6 of Old Mill Estates Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence South 46°12'00" West 185.71 feet along said lot line to the boundary of said Old Mill Estates Plat "E"; thence North 8.89 feet along said boundary; thence North 46°12'00" East 179.79 feet, more or less, to a point that is North 34°06'57" West 6.11 feet from the point of beginning; thence South 34°06'57" East 6.11 feet to the point of beginning.

Parcel No. 22-23-451-091

Exhibit A Legal Description