

WHEN RECORDED MAIL TO:
RealTL, LLC, a Utah limited liability company
6925 Union Park Center #500
Cottonwood Heights, UT 84047

File No.: 171589-JHM

TRUST DEED

THIS TRUST DEED, dated August 29, 2023, between **AK 9912, LLC, a Utah limited liability company**, as Trustor(s), whose address is 6375 S. Highland Drive, Salt Lake City, UT 84121 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and RealTL, LLC, a Utah limited liability company of 6925 Union Park Center #500, Cottonwood Heights, UT 84047, 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:
Commencing 135 feet East of the Southwest corner of Lot 2, Block 17, Five Acre Plat "A", Big Field Survey and running thence North 159.1 feet; thence East 45 feet; thence South 159.1 feet; thence West 45 feet to the place of beginning.

TAX ID NO.: 16-08-380-010 (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 **\$500,000.00 (Five Hundred 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.

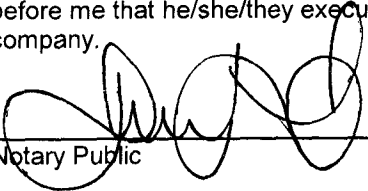
AK 9912/LLC, a Utah limited liability company

BY: 
Aaron Haaga
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 29th day of August, 2023, before me, personally appeared Aaron Haaga, 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 AK 9912, LLC, a Utah limited liability company.



Notary Public

