

14169618 B: 11453 P: 7645 Total Pages: 3
10/31/2023 09:19 AM By: VAnguyn 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:
Darren Mann
1167 Festival Road
San Marcos, CA 92078

File No.: 169259-CAS

TRUST DEED

THIS TRUST DEED, dated October 30, 2023, between **Center Square Holdings, LLC, a Utah limited liability company**, as Trustor(s), whose address is 1718 Summer Stone Court, Sandy, Utah 84092 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Darren Mann of 1167 Festival Road, San Marcos, CA 92078, 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

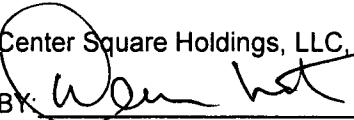
TAX ID NO.: **21-25-476-003** (for reference purposes only)

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 **\$375,000.00 (Three Hundred Seventy Five 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.

BY: 

Center Square Holdings, LLC, a Utah limited liability company

Darren N. Mann
Member/Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of October, 2023, before me, personally appeared Darren Nate, 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 Center Square Holdings, LLC, a Utah limited liability company.



Notary Public



EXHIBIT A

Beginning at a point which is North 652.92 feet and West 1111.32 feet from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 125.0 feet; thence East 168.84 feet; thence South 125.0 feet; thence West 168.84 feet to the point of beginning.