

WHEN RECORDED, MAIL TO:
155 2nd Ave LLC
Attention: dbURBAN Communities
166 E. 14000 South, Suite 110
Draper, UT 84020
173269- CAS

TRUST DEED

THIS **TRUST DEED**, made this 16th day of November, 2023 between **ONE FIFTY-FIVE, LLC**, as TRUSTOR whose address is 8 East Broadway, Suite #400, Salt Lake City, Utah, 84111, **COTTONWOOD TITLE INSURANCE AGENCY, INC.** as TRUSTEE, with mailing address of 1996 East 6400 South, Suite 120, Salt Lake City, Utah 84121 and **DB 2ND AVE LLC**, as BENEFICIARY, with a mailing address of 166 East 14000 South, Suite #110, Draper, UT 84020.

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property at **155 East Second Avenue, Salt Lake City, Utah 84103**, situated in Salt Lake County, State of Utah:

Commencing at the Southwest corner of Lot 2, Block 42, Plat "D", Salt Lake City Survey; thence East 4.75 rods; thence North 10 rods; thence West 80.5 feet; thence South 10 rods; thence East 2.125 feet to the beginning.

Tax Parcel No. 09-31-377-018


Together with all buildings, fixtures and improvements thereon, including all materials purchased, supplied or otherwise procured for the benefit and use thereon, and all water rights, rights of way, easements, rents, issues, profits, incomes, tenements, hereditaments, privileges and appurtenances thereunto belonging now or hereafter used or enjoyed with said property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits;

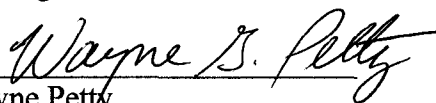
FOR THE PURPOSE OF SECURING (1) payment of the indebtedness evidenced by a Trust Deed Note of even date, herewith, in the principal sum of **\$1,930,750.00**, made by ONE FIFTY-FIVE, LLC, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; and (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Trust Deed.

This Trust Deed shall be construed according to the laws of the State of Utah

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.

One Fifty-Five, LLC,
a Utah limited liability company

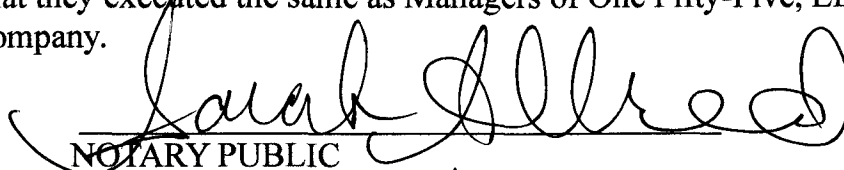
By: 
Name: Glen Saxton
Title: Manager

By: 
Name: Wayne Petty
Title: Manager

STATE OF UTAH)

COUNTY OF Salt Lake)

On the ^{16th} day of November 2023, personally appeared before me Glen Saxton and Wayne G. Petty, the signers of the within instrument, who duly acknowledged to me that they executed the same as Managers of One Fifty-Five, LLC, a Utah limited liability company.


NOTARY PUBLIC

Residing at: Salt Lake
Commission expires: 10/16/2027



Oct 16, 2027
733073