

WHEN RECORDED MAIL TO:  
**Iron Mountain Holdings Inc.**  
665 Molly Lane, Suite 140  
Woodstock, GA 30189

## TRUST DEED

THIS TRUST DEED is made this 11<sup>th</sup> day of December, 2023 between: **Obsidian Homes, LLC**, as Trustor

**Rudd & Hawkes Title Insurance Agency, LLC**, as Trustee, and

**Iron Mountain Holdings Inc.**, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Salt Lake County, UT.

**Lot 17, HAYES SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah.**

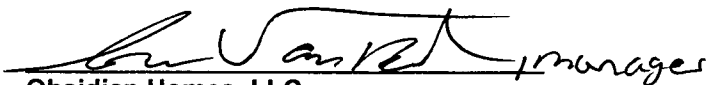
**Tax Serial Number: 16-22-280-026**

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 **\$450,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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 hazard and fire insurance to cover the replacement value of all structures and improvements on said property, listing the Lender as the mortgagee, to pay all costs and expenses of collection (including Trustee'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.

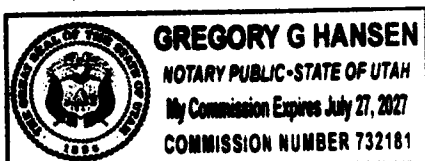
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

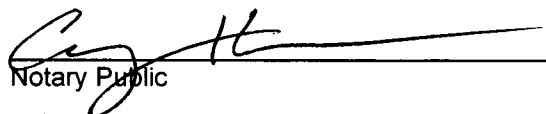


**Obsidian Homes, LLC**  
**BY: Sean Van Brunt, Manager**

STATE OF UTAH  
COUNTY OF SALT LAKE

On the 11<sup>th</sup> day of December, 2023, personally appeared before me Sean Van Brunt, Manager of Obsidian Homes, LLC, who duly acknowledged to me that he executed the same.



  
Notary Public