

14192565 B: 11465 P: 4290 Total Pages: 3
01/08/2024 04:22 PM By: ECarter 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:
Kathryn J. Price Family Trust, dated February 5,
2001
4760 S. Highland Drive #141
Salt Lake City, UT 84117

File No.: 163465-JHM

TRUST DEED

THIS TRUST DEED, dated December 29th, 2023, between **6375 HQ, LLC, a Utah limited liability company**, as Trustor(s), whose address is 6375 South Highland Drive, Holladay, UT 84121 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Kathryn J. Price Family Trust, dated February 5, 2001 of 4760 S. Highland Drive #141, Salt Lake City, UT 84117, 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.: 22-22-102-016, 22-22-107-040 and 22-22-102-021 (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 **\$250,000.00 (Two Hundred Fifty Thousand Dollars 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.

6375 HQ, LLC, a Utah limited liability company

BY: 

Aaron Scott Haaga
Manager

COURTESY RECORDING ONLY

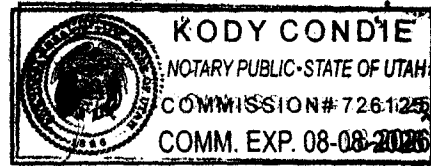
Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

STATE OF UTAH

COUNTY OF SALT LAKE

On 29th day of December, 2023, before me, personally appeared Aaron Scott 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 6375 HQ, LLC, a Utah limited liability company.


Notary Public



EXP 8.8.26
COMM # 726125

EXHIBIT A

PARCEL 1:

Beginning at a point 1204.5 feet South and 53.0 feet East from the Northwest corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 105.32 feet to a point of tangency with a 5676.58 foot radius curve to the left; thence Southerly 64.28 feet along the arc of said curve; thence East 78.24 feet, more or less, to the Southwest corner of Lot 32, Biscayne Park No. 3 Subdivision; thence North 38°43' East 50.58 feet; thence North 31°42' East 153.0 feet; thence West 190.82 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at the Southwest corner of Lot 19, Biscayne Park No. 3 Subdivision, according to the official plat thereof, recorded in the office of the County Recorder, Salt Lake County, Utah and running thence East 46.97 feet; thence North 00°21'07" East 25.38 feet; thence South 61°41'30" West 53.53 feet to the point of beginning.

PARCEL 3:

Beginning at the Southwest corner of Lot 32, Biscayne Park No. 3 Subdivision, according to the official plat thereof, recorded in the office of the County Recorder, Salt Lake County, Utah and running thence North 38°43'00" East 50.53 feet; thence North 31°42'00" East 30.00 feet; thence South 00°21'07" West 39.57 feet; thence South 61°41'30" West 53.53 feet to the point of beginning.