

14193321 B: 11465 P: 7643 Total Pages: 4
01/10/2024 03:17 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: NOVASOURCE, LLC
32 WEST FIRECLAY AVENUE MURRAY, UT 84107



When Recorded Mail to:
32 West Fireclay Avenue
Murray, UT 84107

Tax ID No: 14-23-477-013-0000

Space above this line for Recorder's use only

TRUST DEED

THIS TRUST DEED is made this 10 day of January, 2024, by and between WPW HOLDINGS, LLC, a Colorado limited liability company ("Trustor") as "Trustor", and STEPHEN K. CHRISTENSEN, Attorney-at-Law, as "Trustee", and HEIDI H. SMOOT, TRUSTEE OF THE HEIDI HAWKINS SMOOT IRREVOCABLE TRUST dated August 31, 2021, DAVID OR HEATHER JACOBS, and SCOTT KJAR, TRUSTEE OF THE KJAR FAMILY 2017 CHARITABLE REMAINDER UNITRUST dated January 1, 2017 and/or its assigns as "Beneficiaries".

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

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 three Promissory Notes of even date herewith by and between WPW Holdings, LLC as "Maker" and respective Beneficiaries as "Holders", in the cumulative principal sum of **ONE MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,200,000)**, payable to the order of Beneficiaries at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiaries to protect the security hereof. Cumulative principal is allocated as follows:

Heidi Hawkins Smoot Irrevocable Trust	\$100,000
David or Heather Jacobs	\$100,000
Kjar Family 2017 Charitable Remainder Trust	\$1,000,000

Trustor agrees to pay all taxes and assessments on the above 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 Trustor at the address hereinbefore set forth.

TRUSTOR:
WPW HOLDINGS, LLC,
a Colorado limited liability company



Warren P. Walcher II

ACKNOWLEDGMENT

STATE OF utah)

: ss

COUNTY OF salt lake)

On the 10 day of January, 2024, personally appeared before me **WARREN P. WALCHER II**, signer of the foregoing instrument, and who, being by me duly sworn, said that he is an authorized representative of **WPW HOLDINGS, LLC**, a Colorado limited liability company, and that the foregoing instrument was signed by him in behalf of said limited liability company, and said **WARREN P. WALCHER II** acknowledged to me that said limited liability company executed the same.

Janalyn Thompson
Notary Public

My commission expires:

7/15/24

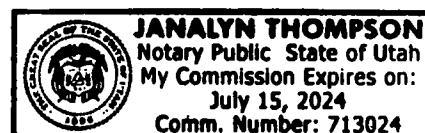


EXHIBIT A

Legal Description

Approximately .72 acres located at
2663 Anna Caroline Drive, in the city of West
Valley, county of Salt Lake, state of Utah.

Salt Lake County APN: 14-23-477-
013-0000

PARCEL 1:

LOT 101, PAVILION OUTLOT SUBDIVISION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT
LAKE COUNTY RECORDER'S OFFICE.

PARCEL 2:

THE BENEFICIAL INTEREST PURSUANT TO THE DECLARATION OF
EASEMENTS AND CONDITIONS RECORDED AUGUST 07, 2008 AS
ENTRY NO. 10494814 IN BOOK 9633 AT PAGE 1815 OF OFFICIAL
RECORDS.