

14219619 B: 11479 P: 7183 Total Pages: 2
03/22/2024 04:00 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BACKMAN NTP
1558 WOODLAND PARK DR STE 410 LAYTON, UT 840415625

WHEN RECORDED, MAIL TO:
Escrow Specialists
PO Box 3287
Ogden, Utah 84409

TRUST DEED

THIS TRUST DEED is made this 19 day of March , 2024, between Caleb Bailey, as to 1/3 interest, Malachi Bailey, as to 1/3 interest and Hayden Thomas, as to 1/3 interest, Trustees, whose address is 5030 W. 6515 S., West Jordan, Utah 84088, and BACKMAN TITLE SERVICES LTD, as Trustee, and Josh Nelson and Megan Nelson, husband and wife as joint tenants, as Beneficiary.

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

LOT 22, OQUIRRH SHADOWS NO. 8. ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Parcel No.: 20-24-255-031

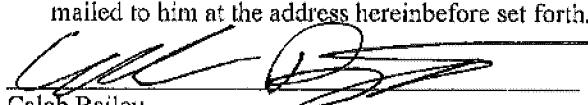
Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

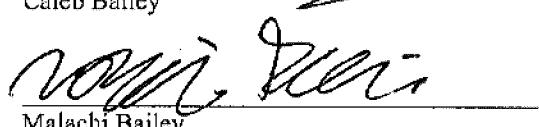
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$20,000.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

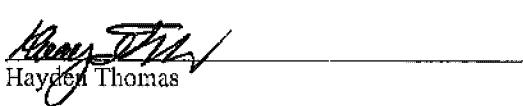
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including 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.

DUE ON SALE: If all or any part of the real property secured by this Trust Deed, or any interest in the real property secured by this Trust Deed, is sold or transferred without Lender's prior written consent, Lender may require immediate payment in full of all sums secured hereby.

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.


Caleb Bailey


Malachi Bailey


Hayden Thomas

STATE OF Utah)
County of Utah) to wit:

The foregoing instrument was acknowledged before me this 19th day of March, 2024
By Caleb Bailey, Malachi Bailey and Hayden Thomas

Brianna Richardson
NOTARY PUBLIC

Commission Expires: 01/30/2028

Residing at: Utah

