

WHEN RECORDED MAIL TO:
The Joseph T Charitable Trust,
dated November 1st, 2022
P.O. Box 17142
Salt Lake City, UT 84117
File S28125

14225328 B: 11483 P: 488 Total Pages: 1
04/08/2024 10:20 AM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ASPEN TITLE
545 WEST 500 SOUTHBOUNTIFUL, UT 84010

TRUST DEED

THIS TRUST DEED is made this 5th of April, 2024 between **HFF Properties Utah L.L.C., a Utah Limited Liability Company** and, as TRUSTOR, whose address is 6533 W Bull River Road Highland, UT 85003, **ASPEN TITLE INSURANCE AGENCY, L.L.C.**, as TRUSTEE, and **The Joseph T Charitable Trust, dated November 1st, 2022**, 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 26 AND THE WEST 75 FEET OF LOT 27, BLOCK 3, PERKINS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON THE EAST.
16-17-179-009-0000

Together with all building, fixtures and improvements thereon and all water rights, rights of way, easement, rents, issues, profits, income, tenements, hereditaments, privileges, and appurtenances thereunto 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 **\$350,000.00**, 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 fire insurance on improvements on said property 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.

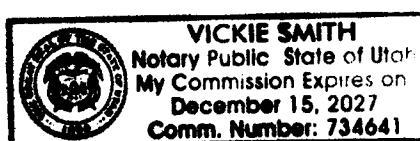
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address herein before set forth.

HFF Properties Utah L.L.C.,
a Utah Limited Liability Company


Bruce Haglund, Manager

State of Utah
County of Davis

On the 5th day of April, 2024, personally appeared before me Bruce Haglund, Manager of HFF Properties Utah L.L.C., a Utah Limited Liability Company and the signer of the foregoing instrument who duly acknowledged to me that (he, she, they) executed the same.




Notary Public