

14226056 B: 11483 P: 4161 Total Pages: 2
04/09/2024 11:49 AM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: INTEGRATED TITLE INSURANCE SERVICES, LLC (MAIN)
1092 E SOUTH UNION AVEMIDVALE, UT 840472902

Mail to: Beneficiary
1444 Brown Road
Westminster, MD 21158

TRUST DEED

ITS File No.: 93573
PIN: 27-33-477-015

THIS TRUST DEED is made this 9th day of April, 2024, between **KELLY CHECKETTS**, as Trustor, whose address is 13341 South Trestle Lane, Riverton, UT 84065; **INTEGRATED TITLE INSURANCE SERVICES, LLC** as Trustee, and **GREG W. BUTTERFIELD AND LISA A. BUTTERFIELD, AND THEIR SUCCESSORS, TRUSTEES OF THE GREG AND LISA BUTTERFIELD FAMILY TRUST**, under Declaration of Trust dated January 29, 2021, as Beneficiary.

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

Beginning North 308 feet and East 1645.98 feet from the South Quarter Corner of Section 33, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 36.59 feet; thence North 40°57' East 129.81 feet; thence East 381.68 feet; thence South 22°03'46" West 143.11 feet; thence West 238 feet; thence South 2 feet; thence West 175 feet to the beginning.

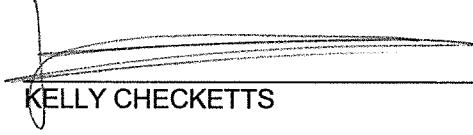
Parcel Identification No. 27-33-477-015.

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 dated March 15, 2024, in the principal sum of **\$575,000.00**, 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 thereof.

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 the event of default in payment of the indebtedness secured hereby) and to pay reasonable Trustee's fees for any services performed by Trustee hereunder, including a reconveyance hereof.

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


KELLY CHECKETTS

STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the 5th of April, 2024, personally appeared before me KELLY CHECKETTS, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.


Notary Public - Casey Patrick

My Commission Expires: 7/1/2025
Commission No.: 719066

