

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

14234076 B: 11487 P: 8788 Total Pages: 4  
04/29/2024 03:33 PM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: US TITLE INSURANCE AGENCY  
14884 HERITAGECREST WAY, #CBLUFFDALE, UT 84065

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

073527

Space above this line for Recorder's use only

## CORRECTIVE TRUST DEED

22nd

THIS CORRECTIVE TRUST DEED is made this \_\_\_\_\_ day of April, 2024, and serves to correct that certain Trust Deed dated January 10, 2024; which was recorded that same date as Entry #14193321, Book 11465, Page 7643 (the "Original Trust Deed") of the Official Records of the Salt Lake County Recorder, 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 JACOBS 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

*Note: The fourth paragraph of the Original Trust Deed mistakenly refers to WPW Holdings, LLC as the "Maker" of the three Promissory Notes that are secured by the Original Trust Deed. It should have correctly stated that NovaSource Enterprises, LLC is the "Maker" of the three Promissory Notes referenced in the Original Trust Deed. Said fourth paragraph is correctly restated in its entirety below.*

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;

**AMENDED, RESTATED, AND CORRECTED FOURTH PARAGRAPH:** FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by three Promissory Notes of even date herewith by and between **NOVASOURCE ENTERPRISES, LLC**, a Utah limited liability company

as "Maker" and the three respective Beneficiaries set forth below as "Holders", in the cumulative principal sum of **ONE MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,200,000.00)**, payable to the order of the three Beneficiaries set forth below, at the times, in the manner and with interest as therein set forth and in the respective amounts as set forth below, and payment of any sums expended or advanced by Beneficiaries to protect the security hereof. Cumulative principal is allocated among said Beneficiaries as follows:

1. **\$100,000 payable to Heidi H. Smoot, Trustee of the Heidi Hawkins Smoot Irrevocable Trust dated August 31, 2021.**
2. **\$100,000 payable to David Jacobs or Heather Jacobs.**
3. **\$1,000,000 payable to Scott Kjar, Trustee of the Kjar Family 2017 Charitable Remainder Trust dated January 1, 2017.**

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.

If there is any conflict between the provisions of this CORRECTIVE TRUST DEED and the provisions of the Original Trust Deed, the provisions of this CORRECTIVE TRUST DEED shall prevail.

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's Signature on following page]**

TRUSTOR:

**WPW HOLDINGS, LLC,**  
a Colorado limited liability company

*Warren P. Walcher II*



---

Warren P. Walcher II,  
Manager/Authorized Representative

### ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Weber : ss

22nd

On the \_\_\_\_\_ day of April, 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 the Manager/ 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.

*Walcher*



---

Notary Public

My commission expires: **4-29-2026**



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

## **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.