

14265172 B: 11505 P: 1635 Total Pages: 2  
07/17/2024 09:27 AM By: zjorgensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FNT MURRAY FNTIC - 746 E WINCHESTER ST STE 100 UT  
746 E. WINCHESTER ST. SUITE 10MURRAY, UT 84107

**WHEN RECORDED MAIL TO:**  
Fair Haddon Lending LLC  
Attn: Mike Moyer  
PO Box 335  
Haddonfield NJ 08033

## HOME EQUITY LINE OF CREDIT (HELOC) TRUST DEED

THIS TRUST DEED is made this July 12, 2024, between Brian M. Greeff and Detgen Greeff as Trustors, whose address is 5466 S. Walker Wood lane, Salt Lake City, UT 84117 and Fidelity National Title Agency of Utah, LLC. as Trustee, and Fair Haddon Lending, LLC, as Beneficiary.

Trustors hereby CONVEY AND WARRANT TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in County of Salt Lake, State of Utah:

**For APN/Parcel ID(s): 22-15-129-002**

---

LOT NO. 1, CONTAINED IN THE WALKER WOODS LANE SUBDIVISION, AS THE SAME IS IDENTIFIED IN THE PLAT RECORDED IN BOOK NO. 88-12, AT PAGE 118, AND IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WALKER WOODS LANE SUBDIVISION" AS RECORDED IN BOOK NO. 6086, AT PAGE 1816, AS AMENDED BY AMENDMENT TO DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 13, 1989 IN BOOK 6135 AT PAGE 1312 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE PRIVATE STREET DESCRIBED AND PROVIDED FOR IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND IN THE SUBDIVISION MAP IN THE OFFICIAL RECORD OF THE SALT LAKE COUNTY RECORDER.

Tax ID: 22-15-129-002

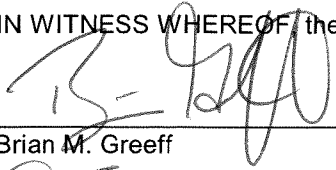
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory notes of even date herewith in the total principal sum of One Million One Hundred Thousand And No/100 Dollars (\$1,100,000.00) payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

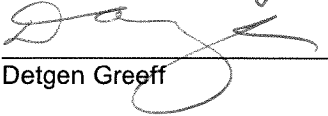
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in the 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 them at the address herein set forth.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

  
\_\_\_\_\_  
Brian M. Greeff

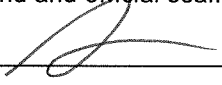
  
\_\_\_\_\_  
Detgen Greeff

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12 day of July, in the year 2024, before me, Sam Jensen, a notary public, personally appeared Brian M. Greeff and Detgen Greeff, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Signature:  \_\_\_\_\_

(Seal)

