

14281452 B: 11514 P: 4537 Total Pages: 3
08/28/2024 03:57 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

WHEN RECORDED RETURN TO:

The Erik Olafsson Revocable Trust
8479 S. Escalante Dr.
Sandy, UT 84093

TRUST DEED

THIS TRUST DEED is made this 22nd day of August, 2024 between **Ville 9, LLC**, whose address is 9306 S 1300 W, West Jordan, UT 84088, as Trustor; **Erik Olafsson**, as Trustee, and **The Erik Olafsson Revocable Trust**, as Beneficiary.

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

See attached Exhibit "A"

Parcel No: 08-26-259-023

Also known by street and number as: 1025 North 900 West, Salt Lake City, UT 84116

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 **\$418,348.27**, 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.

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

ACCOMMODATION RECORDING ONLY.

Meridian Title Company makes no representation as to condition of title, priority of lien, nor does it assume any responsibility for validity, sufficiency or effect of document.

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

PROPERTY IDENTIFICATION

The subject is a Multifamily (Garden/Low Rise) property totaling 64 units including 34 existing units and 30 proposed units. It is located on a 1.16-acre site at 1025 North 900 West in Salt Lake City, Salt Lake County, Utah. The assessor's parcel number is: 08-26-259-023.

The legal description of the subject property is as follows:

BEG AT SE COR OF LOT 1, BLK 68, KINNEY AND GOURLAYS IMPROVED CITY PLAT; S 89°58'50" W 140.64 FT; N 0°10'22" W 250.19 FT; N 89°58'50" E 40.21 FT; N 0°10'22" W 150.08 FT; N 89°58'50" E 44.86 FT; S 20°59'09" E 156.37 FT; S 21°21'53" E 58.08 FT; SE'LY ALG 1422.42 FT RADIUS CURVE TO R, 89.74 FT (CHD S 19°01'54" E); S 0°10'20" E 15.25 FT; S 89°58'50" W 50 FT; S 0°10'22" E 100.08 FT TO BEG (BEING PART OF LOTS 1 THRU 7, KINNEY AND GOURLAYS IMPROVED CITY PLAT).

Parcel No: 08-26-259-023

Address: 1025 North 900 West, Salt Lake City, UT 84116