

WHEN RECORDED MAIL TO:  
Olsen Family Trust Dated September 27, 2005  
6319 Ivy Gate Circle  
SLC, UT 84121

File No.: 182988-JHP

14306482 B: 11528 P: 6289 Total Pages: 4  
10/29/2024 10:59 AM By: dkilpack Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

## TRUST DEED

THIS TRUST DEED, dated October 25, 2024, between **Corbin A. Olsen**, as Trustor(s), whose address is 4724 S. Wander Lane, Holladay, UT 84117 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Olsen Family Trust Dated September 27, 2005, as BENEFICIARY;

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

See Exhibit A attached hereto and made a part hereof

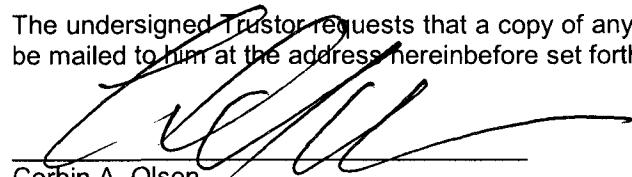
**TAX ID NO.: 22-34-328-076 and 22-34-328-074** (for reference purposes only)

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$1,400,000.00 (One Million Four Hundred Thousand And No/100)**, made by Trustor, 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 him at the address hereinbefore set forth.

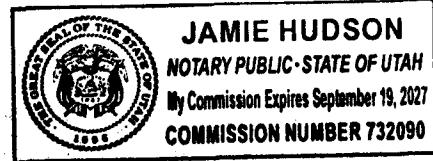
  
Corbin A. Olsen

STATE OF UTAH

COUNTY OF SALT LAKE

On this 25th day of October, 2024, before me, personally appeared Corbin A. Olsen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Notary Public



## EXHIBIT A

### PARCEL 1:

Beginning at a point which is North 89°41'00" West 330.82 feet and South 00°08'21" West 571.40 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°08'21" West 329.283 feet; thence North 89°41'00" West 198.00 feet; thence North 00°08'21" East 329.283 feet; thence South 89°41'00" East 198.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at the Southwest corner of the Nolan J. & Marilyn J. Olsen property, said point being North 89°41'00" West 528.82 feet and South 00°08'21" West 900.687 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 16.52 feet more or less to the Northeast corner of Lot 9, Val-De-Neige Subdivision, according to the official plat thereof on file in the Office of the County Recorder of Salt Lake County, Utah; thence East 8.0 feet, more or less to a fence; thence South 16.52 feet along said fence; thence West 8.0 feet to the point of beginning.

TOGETHER WITH the following described right of way:

Beginning at a point which is North 89°41'00" West 508.82 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°08'21" West 1182.863 feet; thence North 89°41'00" West 20.00 feet; thence North 00°08'21" East 1182.893 feet; thence South 89°41'00" East 20.00 feet to the point of beginning.

### PARCEL 2:

Beginning South 00°09'32" West 1320 feet and North 89°41'00" West 324.77 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°08'21" East 682.75 feet; thence North 00°19'19" West 597.885 feet; thence South 1280.62 feet more or less; thence East 1.58 feet to the beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning North 89°41'00" West 330.82 feet and South 00°08'21" West 900.683 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°41'00" East 5.6 feet; thence South 00°08'21" West 143.601 feet; thence North 89°41'00" West 5.6 feet; thence North 00°08'21" East 143.601 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is North 89°41'00" West 330.82 feet and South 00°08'21" West 1182.863 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°41'00" East 5.60 feet to the West line of Ridge Point at Quail Valley Subdivision; thence along said West line South 00°08'21" West 138.57 feet to the North line of Quail Valley No. 5 Subdivision; thence along said North line North 89°41'00" West 5.60 feet; thence North 00°08'21" East 138.57 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point South 00°09'32" West 780.64 feet and South 89°55'51" West 324.96 feet and South 00°08'21" West 261.46 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake

Base and Meridian, said point being on the West line of Ridge Point and Quail Valley PUD; thence South 00°08'21" West 138.579 feet along said West line; thence North 89°41'00" West 5.59 feet; thence North 00°08'21" East 138.579 feet; thence South 89°41'00" East 5.59 feet to beginning.