

14322466 B: 11537 P: 4685 Total Pages: 2
12/09/2024 09:07 AM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:
Mario Krizanovic
2401 East Cardinal Way
Cottonwood Heights, UT 84121

File No.: 184487-BJI

TRUST DEED

THIS TRUST DEED, dated this 06 day of December, 2024, between Sani Malicevic, as Trustor(s), whose address is 4240 South 615 East, Salt Lake City, UT 84107 Cottonwood Title Insurance Agency, Inc. a Utah Corporation as Trustee, and Mario Krizanovic of 2401 East Cardinal Way, Cottonwood Heights, UT 84121, 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:

The West 20 feet of Lot 11 and all of Lot 12, Block 1, HAMILTON'S SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

TOGETHER WITH one-half (1/2) of the vacated alley abutting on the North and the East 5 feet of the vacated alley abutting on the West.

TAX ID NO.: 15-11-329-018 (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 \$338,000.00 (Three Hundred Thirty-Eight 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.


Sani Malicevic

STATE OF UTAH

COUNTY OF SALT LAKE

On this 06 day of December, 2024, before me, personally appeared Sani Malicevic, 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

