

**WHEN RECORDED MAIL TO:**

Ron Israelson  
IHIP, LLC, A Utah limited liability company  
5523 South Somersby Way  
Murray, UT 84117

**TRUST DEED**

THIS TRUST DEED is made this 13th day of December, 2024, between IHIP, LLC, A Utah limited liability company as Trustors, whose address is 5523 South Somersby Way, Murray, UT 84117 and Fidelity National Title Agency of Utah, LLC. as Trustee, and InterCap Lending, Inc., ISAOA/ATIMA, 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): 27-34-328-028**

COMMENCING 44 RODS SOUTH FROM CENTER SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THENCE SOUTH 4 RODS, WEST 352.5 FEET, NORTH 4 RODS, THENCE EAST 352.5 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING REDWOOD ROAD (SR -68) KNOWN AS PROJECT NO. S- 0068(95)41, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NE1/4 SW1/4 OF SECTION 34, T.3S., R.1W., S.L.B. & M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT IN THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 34 WHICH CORNER IS 722.81 FEET (44 RODS BY RECORD) SOUTH ALONG THE QUARTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 34, SAID CORNER IS ALSO APPROXIMATELY 34.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE REDWOOD ROAD (SR-68) CONTROL LINE OPPOSITE ENGINEER STATION 55+84.53; AND RUNNING THENCE SOUTH 66.00 FEET ALONG SAID QUARTER SECTION LINE TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WEST 33.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO A LINE PARALLEL WITH AND 67.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE NORTH 66.00 FEET ALONG SAID PARALLEL LINE TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 33.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°12'50" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.) SITUATE IN SALT LAKE COUNTY, STATE OF UTAH.

Tax ID: 27-34-328-028

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory notes of even date herewith in the total principal sum of Three Hundred Twenty-One Thousand And No/100 Dollars (\$321,000.00) 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.

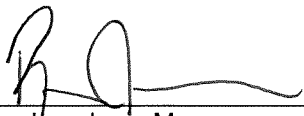
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including 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.

IHIP, LLC, A Utah limited liability company

BY:   
Ron Israelson, Manager

State of UTAH

County of SALT LAKE

On this 13 day of December, in the year 2024 personally appeared before me, Ron Israelson, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of IHIP, LLC, A Utah limited liability company, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Ron Israelson, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: 