

WHEN RECORDED, MAIL TO:

Beneficiary

6332 South Haven Chase Lane

Murray, Utah 84121

Parcel Identification Number 14-29-479-042

14328959 B: 11541 P: 1894 Total Pages: 2

12/24/2024 08:43 AM By: BGORDON Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: OLD REPUBLIC TITLE (DRAPER)

11820 SOUTH STATE STREET, SUITDRAPER, UT 84020

## Trust Deed

THIS TRUST DEED, made the 30<sup>th</sup> day of October 2024, between Barbara W. Zebe, Trustee of The BZ Trust, dated November 8, 2021, as Trustor, whose address is 1409 Country Hollow Drive, Las Vegas, NV 89117, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, as Trustee, and Melanie Mumford, as Beneficiary.

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

Unit 32, in Building 3, contained within the COPPER CREEK CONDOMINIUMS AMENDED PHASE 3, a Utah Condominium Project as identified in the Record of Survey Map recorded August 28, 1997, as Entry No. 6726593, in Book 1997P, at Page 265 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the COPPER CREEK CONDOMINIUMS AMENDED PHASE 3, recorded August 28, 1997, as Entry No. 6726594, in Book 7745, at Page 685 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Salt Lake County, State of Utah.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

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 **\$20,000.00** 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 the event of default in payment of indebtedness secured hereby) and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

This trust deed and the note executed concurrently herewith shall be due and payable in full upon the sale or transfer of the beneficial interest in the property secured herein.

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 hereinbefore set forth.

The BZ Trust, dated November 8, 2021

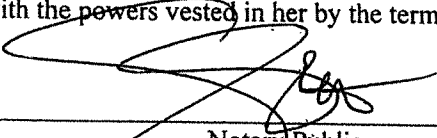


By: Barbara W. Zebe, Trustee

STATE OF Nevada  
COUNTY OF CLARK ) ss.



On the 20th day of December, 2024, personally appeared before me Barbara W. Zebe, Trustee of the BZ Trust, dated November 8, 2021, the signer of the above instrument, who duly acknowledged to me that she executed the same pursuant to and in accordance with the powers vested in her by the terms of said trust agreement.

  
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Notary Public

My Commission Expires:  
Residing at: