

WHEN RECORDED MAIL TO:  
Kristine Ann Properties, LLC, a Utah limited liability  
company  
136 East 12300 South  
Draper, UT 84020

File No.: 177225-JHP

**14344324 B: 11549 P: 259 Total Pages: 3**  
**02/06/2025 03:41 PM By: adavis 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**

## TRUST DEED

THIS TRUST DEED, dated February 6, 2025, between **Ryan Summerhays**, as Trustor(s), whose address is 134 East 12300 South, Draper, UT 84020 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Kristine Ann Properties, LLC, a Utah limited liability company of 136 East 12300 South, Draper, UT 84020, 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

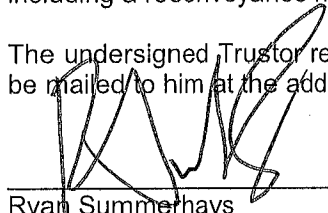
**TAX ID NO.: 28-30-351-081** (for reference purposes only)

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 **\$120,000.00 (One Hundred Twenty 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.

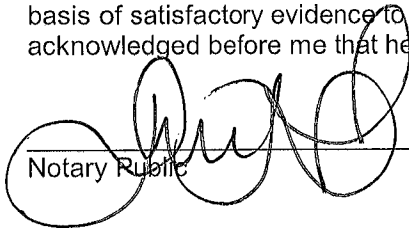
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

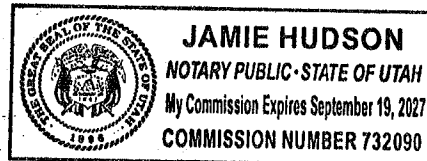
  
\_\_\_\_\_  
Ryan Summerhays

STATE OF UTAH

COUNTY OF SALT LAKE

On this 6th day of February, 2025, before me, personally appeared Ryan Summerhays, 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**

Lot 208, DRAPER CROSSING SUBDIVISION PHASE 2 2ND AMENDED, according to the official plat thereof as recoded in the office of the Salt Lake County Recorder, recorded February 9, 2024 as Entry No. 14202972 in Book 2024P at Page 38.