

14348795 B: 11551 P: 3802 Total Pages: 3  
02/19/2025 03:19 PM By: aallen 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

WHEN RECORDED MAIL TO:  
Ryan J. Ivie  
1547 Hidden Springs Parkway  
Fruit Heights, UT 84037

## TRUST DEED

185532 DWP

THIS TRUST DEED, dated February 19, 2025, between **Andrea Hellewell and James J. Issertell, Jr.**, as Trustor(s), whose address is 1174 Deer Ridge Road, Fruit Heights, UT 84037-3205 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and **Ryan J. Ivie** of Fruit Heights, UT 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.: 16-30-278-011 and 16-30-278-012 (for reference purposes only)

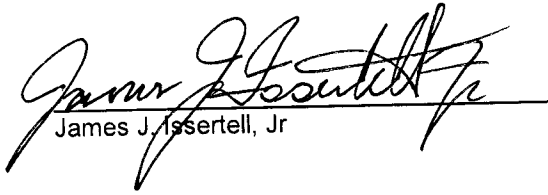
TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$20,000.00 Twenty Thousand Dollars 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.

  
Andrea Hellewell

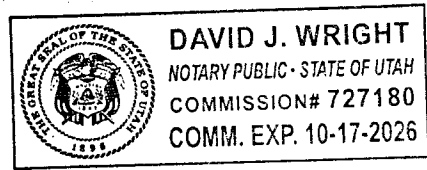
  
James J. Issertell, Jr

STATE OF UTAH

COUNTY OF DAVIS

On this 19th day of February, 2025, before me, personally appeared Andrea Hellewell, 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.

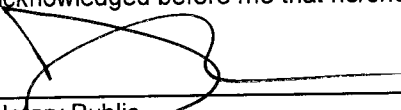
  
\_\_\_\_\_  
Notary Public

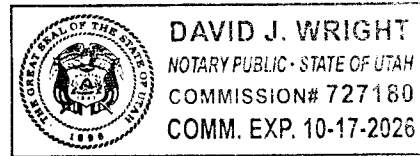


STATE OF UTAH

COUNTY OF DAVIS

On this 19th day of February, 2025, before me, personally appeared James J. Issertell, Jr., 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 North 89°50' East 464 feet and North 0°10' East 20 feet from the Southwest Corner of Lot 13, Block 30, 10 Acre Plat "A", Big Field Survey, and running thence North 0°10' East 95.4 feet; thence North 89°50' East 95 feet; thence South 0°10' West 95.4 feet; thence South 89°50' West 95 feet to the point of Beginning.

TOGETHER WITH a Right of Way over, across and along the following described land:

Beginning at a point North 89°50' East 464 feet and North 0°10' East 20 feet from the Southwest Corner of Lot 13, Block 30, 10 Acre Plat "A", Big Field Survey and running thence North 89°52' East 231 feet to the West line of 7th East Express Way; thence South 0°10' West 20 feet; thence South 89°50' West 231 feet; thence North 0°10' East 20 feet to the point of Beginning.

### PARCEL 2:

Beginning North 89°50' East 442 feet from the Southwest Corner of Lot 13, Block 30, 10 Acre Plat "A", Big Field Survey, and running thence North 0°10' East 115.4 feet; thence North 89°50' East 22 feet; thence South 0°19' West 95.4 feet; thence East 95 feet; thence South 20 feet; thence West 117 feet to the point of Beginning.