

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

14354315 B: 11554 P: 5329 Total Pages: 2
03/05/2025 12:47 PM By: vanguyen 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

File No.: 186455-BJI

TRUST DEED

THIS TRUST DEED, dated this 5 day of March, 2025, between **Sani Malicevic**, as Trustor(s), whose address is 1134 West Illinois Avenue, Salt Lake City, UT 84104 **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:
Lot 3, Block 2, GLENDALE GARDENS PLAT "A", according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the Southwest corner of Lot 3, Block 2, Glendale Gardens Plat "A", a subdivision of part of the Southwest quarter of Section 10, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence West 125.71 feet; thence North 6.00 feet; thence East 125.71 feet; thence South 6.31 feet to the point of beginning.

TAX ID NO.: 15-10-480-005 (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 **\$266,000.00 (Two Hundred Sixty-Six 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 5 day of March, 2025, 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.



Brett Jeanselme
Notary Public

