

When recorded Mail to:

Salina One, LLC  
28881 Glenn Ranch Way  
Trabuco Canyon, CA 92679

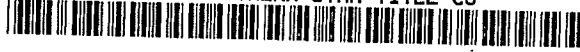
**ENTRY NO. 00199878**

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Trust Deed PAGE 1 / 2

VERJEAN CARUSO, KANE COUNTY RECORDER

FEE \$ 40.00 BY SOUTHERN UTAH TITLE CO



### **TRUST DEED**

This Trust Deed is made this 3<sup>rd</sup> day of June, 2022, Jon<sup>B.</sup> Crow & Karlee<sup>M.</sup> Crow as Trustors, Southern Utah Title Company, as Trustee, and Salina One, LLC, as Beneficiary.

Trustor hereby Conveys and Warrants to Trustee in Trust, with Power of Sale, the following described property in Kane County, State of Utah:

#### **LEGAL DESCRIPTION :**

ALL OF Lot 273, MEADOWVIEW HEIGHTS, PLAT "E", according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

Which currently has the address of **295 Porcupine Drive, Duck Creek Village, UT 84762**


APN: 86-273

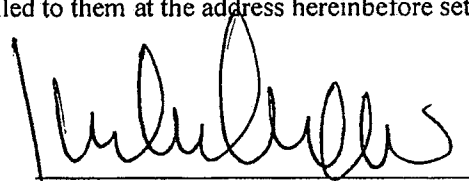
Together with all building, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter unused or enjoyed with said property, or any part thereof.

For the purpose of securing payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$233,033.00** 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 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 vent 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 reconveyance hereof.

The Beneficiary / Trustor hereby 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.

  
\_\_\_\_\_  
Jon Crow  
<sup>B.</sup>

  
\_\_\_\_\_  
Karlee Crow  
<sup>M.</sup>

STATE OF NEVADA )

COUNTY OF CLARK )

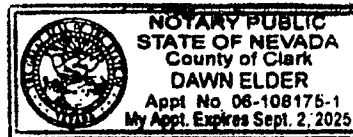
On this day personally appeared before me, <sup>B</sup>Jon<sup>M.</sup> Crow and Karlee Crow, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 3rd day of June, 2022

Dawn Elder

Notary Public

Residing at: Clark County

Commission Expires: 9/2/25



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VERJAN CARUSO, KANE COUNTY RECORDER

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