

Trust Deed Page 1 of 3
Russell Shirts Washington County Recorder
12/05/2019 02:31:25 PM Fee \$40.00 By
MCCULLOUGH SPARKS

WHEN RECORDED MAIL TO:
The Law Firm of McCullough Sparks
5314 River Run Road Suite 350
Provo, Utah 84604

TRUST DEED

THIS TRUST DEED is made this 26 day of November, 2019 between Proactive Holdings, LLC, a Utah limited liability company, as Trustor, Lee S. McCullough, III, as Trustee, and Abundant Lending LLC, a Delaware limited liability company, as Beneficiary.

Trustor hereby conveys and warrants to Trustee in Trust, with power of sale, the property described in the attached Exhibit A.

For the purpose of securing performance evidenced by a Letter of Credit originally dated April 18, 2019, in the principal sum of \$1,000,000 by Trustor to Beneficiary.

Trustor agrees to pay all taxes and assessments on the above property, not to commit waste, to maintain adequate 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.

* * *

Proactive Holdings, LLC, a Utah limited liability company

Jacob Bandsgaard, Manager

Teresa Baadsgaard, Manager

NOTARY ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Utah)

On this 26 day of November, 2019, before me, the undersigned Notary Public, personally appeared Jacob Baadsgaard, Manager of Proactive Holdings, LLC, a Utah limited liability company, and Teresa Baadsgard, Manager of Proactive Holdings, LLC, a Utah limited liability company, who executed this document and acknowledged the document to be the free and voluntary act.



Christine Buckley
Notary Public

Christine Buckley
Comm. # 705268
Comm. Exp. 03-19-2023

Exhibit A

All of Lot 31, Paradise Village at Zion Phase 3 - Amended, according to the official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Tax Serial No.: SC-PVZ-3-31

Property Address: 3800 N. Paradise Village Drive, Unit 31, Santa Clara, Utah
84765