

DOC # 20210030568

Trust Deed Page 1 of 3
Gary Christensen Washington County Recorder
04/28/2021 03:39:58 PM Fee \$ 40.00
By DIXIE TITLE CO

WHEN RECORDED MAIL TO:
RT Marten Utah, LLC
932-B Art Village Way
Ivins, UT 84738



TRUST DEED

INDIGO PH 1-G

THIS TRUST DEED is made this 27 of APRIL, 2021, between
A N A Enterprises, LLC, a Utah Limited Liability Company as Trustor(s), whose address is 877 C Coyote Gulch CT,
Ivins, UT 84738

Dixie Title Company as Trustee, and

Dixie Exchange, LLC, a Utah Limited Liability Company as Qualified Intermediary for RT Marten Utah, LLC, a Utah Limited Liability Company, as beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in WASHINGTON, UT.

See attached Legal Description

TAX ID NO: I-SB-81-A

Together with all buildings, 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 used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a trust deed note of even date herewith, in the principal sum of **\$Not Disclosed**, 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 the 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 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 herein before set forth.

A N A Enterprises, LLC, a Utah Limited Liability Company

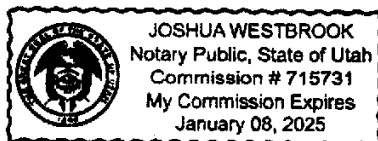


Kolby Anderson, Manager

STATE OF UTAH

COUNTY OF WASHINGTON

On the 27 day of April, 2021, personally appeared before me **Kolby Anderson, Manager of A N A Enterprises, LLC, a Utah Limited Liability Company**, the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same and is authorized to execute said document on behalf of said company.





Notary Public

4/27/2021

Account View

Account 0959541

<u>Location</u>	<u>Owner</u>	<u>Value</u>	
Account Number 0959541	Name RT MARTEN UTAH LLC	Market (2020)	\$161,600
Parcel Number I-SB-81-A	932-B ART VILLAGE WAY	Taxable	\$161,600
Tax District 04 - Ivins Town	IVINS, UT 84738	Tax Area: 04 Tax Rate:	
Acres 2.02		0.009374	
Situs 0, 0		Type Actual	Assessed Acres
Legal Subdivision: ST GEO & SANTA CLARA BICS BLK 19		Ag	\$161,600 \$161,600 2.020
(I) Lot: 3 S: 6 T: 42S R: 16W INDIGO TRAILS FUTURE		Land	
LOTS 25, 26, 27, 28, 29, 30, 31 AND 32			
BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST			
585.71 FEET AND NORTH 90° 00' 00"			
EAST 187.44 FEET FROM THE WEST QUARTER CORNER			
OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST,			
SALT LAKE BASE AND MERIDIAN AND RUNNING			
THENCE NORTH 00° 52' 24" EAST 527.38 FEET TO THE			
BEGINNING OF A CURVE, SAID CURVE TURNING TO			
THE RIGHT THROUGH AN ANGLE OF 126° 33' 56",			
HAVING A RADIUS OF 33.50 FEET, AND WHOSE LONG			
CHORD BEARS NORTH 64° 09' 22" EAST 59.85 FEET;			
THENCE ALONG THE ARC OF SAID CURVE 74.00 FEET;			
THENCE SOUTH 52° 33' 40" EAST 399.55; THENCE			
SOUTH 37° 45' 36" WEST 75.87 FEET; THENCE SOUTH 70°			
44' 32" WEST 82.53 FEET; THENCE NORTH 57° 54' 00"			
WEST 48.93 FEET; THENCE SOUTH 23° 26' 47" WEST			
FEET; THENCE SOUTH 01° 27' 43" EAST 42.83 FEET;			
THENCE SOUTH 19° 23' 39" WEST 26.78 FEET; THENCE			
SOUTH 15° 33' 36" WEST 61.14 FEET; THENCE SOUTH			
00° 52' 24" WEST 23.47 FEET; THENCE NORTH 89° 07' 36"			
WEST 149.50 FEET TO THE POINT OF BEGINNING.			
LESS: INDIGO TRIALS PH 1-A			
LESS: BEGINNING AT A POINT BEING SOUTH 00° 52' 33"			
WEST 168.83 FEET ALONG THE SECTION LINE AND			
EAST 421.21 FEET FROM THE WEST QUARTER CORNER			
OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST,			
SALT LAKE BASE AND MERIDIAN AND RUNNING			
THENCE SOUTH 52° 33' 40" EAST 87.50 FEET; THENCE			
SOUTH 37° 34' 43" WEST 48.27 FEET; THENCE SOUTH			
47° 41' 46" WEST 65.19 FEET; THENCE SOUTH 30° 05' 34"			
WEST 37.29 FEET; THENCE SOUTH 23° 26' 47" WEST 30.95			
FEET; THENCE NORTH 40° 26' 00" WEST 85.70 FEET;			
THENCE NORTH 07° 58' 31" EAST 49.30 FEET; THENCE			
NORTH 53° 15' 11" EAST 72.99 FEET; THENCE NORTH			
37° 34' 43" EAST 48.27 FEET TO THE POINT OF			
BEGINNING.			
LESS: LAND IN INDIGO TRIALS PH 1-C.			
Parent Accounts 0244197			
0244197			
Parent Parcels I-SB-53			
I-SB-53			
Child Accounts 0965175			
1005047			
1005751			
Child Parcels I-INT-1-A-32			
I-SB-55			
I-INT-1-C-31			
Sibling Accounts			
Sibling Parcels			
Transfers			

Entry Number

20130010823

Recording Date

03/25/2013 12:18:32 PM

4/27/2021

Account View

20160012017	04/07/2016 12:00:39 PM
20160012328	04/08/2016 03:56:06 PM
20160013596	04/19/2016 04:24:34 PM
20160024141	07/06/2016 03:35:47 PM
20160025601	07/18/2016 03:14:07 PM
20170015394	04/14/2017 03:28:35 PM
20180013706	04/05/2018 04:49:06 PM
20190012706	04/08/2019 10:25:04 AM
20190013239	04/11/2019 08:04:36 AM

"Tax"

Images

Tax Year	Taxes
2020	\$1,514.84
2019	\$1,546.38

• [GIS](#)

