

Trust Deed Page 1 of 2
Gary Christensen Washington County Recorder
03/25/2022 04:04:57 PM Fee \$40.00 By GT TITLE
SERVICES

WHEN RECORDED, MAIL TO:
NELSON HAFEN
843 EAST 970 SOUTH CIRCLE
ST. GEORGE, UTAH 84790

Information for Reference Purposes:

GT Title File Number: **W48980**

Tax Parcel No(s).: **SG-SECN-9-171**

Property Address(es):

1910 EAST MOUNTAIN TRAIL, ST GEORGE, UT 84790

DEED OF TRUST
(With Assignment of Rents, Security Agreement, and Fixture Filing)

THIS DEED OF TRUST, made effective as of **MARCH 25, 2022**, is between **CAITLIN ANKNEY**, whose mailing address is **1910 EAST MOUNTAIN TRAIL, ST. GEORGE, UTAH 84790**, as "Trustor," Griffiths & Turner / GT Title Services, Inc., a Utah title insurance agency whose mailing address is 5295 So. Commerce Dr., Suite 150, Salt Lake City, Utah 84107, as "Trustee," and **NELSON HAFEN**, whose mailing address is **843 EAST 970 SOUTH CIRCLE, ST. GEORGE, UTAH 84790**, as "Beneficiary."

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the certain real property situated in **WASHINGTON** County, State of Utah, described as follows (the "Property"):

**LOT 171, SAGE CANYON - PHASE 9 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY
RECORDER.**

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 belonging, now or hereafter used or enjoyed with the Property, or any part thereof, its, 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 promissory note of even date herewith, in the principal sum of **\$492,000.00**, 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 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/hazard 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. Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to Trustor at the address hereinbefore set forth. This Deed of Trust shall be construed according to the laws of the State of Utah.

Each person signing this Deed of Trust on behalf of an entity or as a trustee of a trust represents and warrants that he or she has full power, authority and capacity to execute and deliver this instrument on behalf of such entity or trust and each such person represents and warrants this instrument has been duly authorized, executed and delivered by Trustor and constitutes the legal, valid and binding obligation of Trustor enforceable against Trustor in accordance with the terms hereof.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

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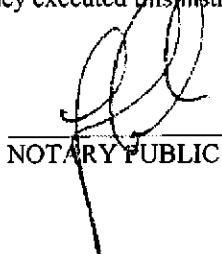
-Signature Page to Deed of Trust-

IN WITNESS WHEREOF, TRUSTOR HAS EXECUTED THIS INSTRUMENT.


CAITLIN ANKNEY

STATE OF UTAH)
)
COUNTY OF WASHINGTON)
)
ss.

On this 25 day of March, 2022, personally appeared before me CAITLIN ANKNEY, the named Trustor of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC