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DOC # 20240005222

Trust Deed Page 1 of 2
Gary Christensen Washington County Recorder
02/22/2024 12:09:05 PM Fee \$ 40.00
By DODART ABBIGAIL



WHEN RECORDED MAIL TO:
DON HAMEL
LAW OFFICE OF DONALD T. HAMEL, PC
12447 SOUTH CROSSING DRIVE #13
RIVERTON, UTAH 84096
801-671-2402

Tax Assessment Send:
Trustor

TRUST DEED

THIS TRUST DEED is made on this 1 2/22/2024 between **ABBIGAIL DODART (aka Abbigail Lynn Lewis Dodart), an individual,** as Trustor, Donald T. Hamel, Attorney at Law, as Trustee,; and Donald T. Hamel, as Beneficiary.

Trustors hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Salt Lake County, Utah:

Legal Description:

Subdivision: WHITE SANDS 1 (SG) Lot:5

Physical Address:

1628 East Mookac Wash Drive
St. George, Utah 84790

Parcel No.: SG-WHI-1-5


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 promissory note of even date herewith, in the principal sum of **\$65,300.00**, 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. That it is contemplated that the principal sum will increase due to additional legal work done.

Trustors agree 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

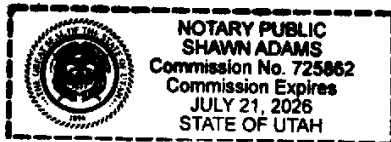
(including Trustee's and attorney's fees in the event of default in payment of the indebtedness secured hereby) and pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

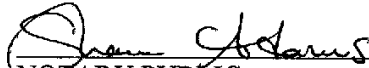
The undersigned Trustors request that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.


ABBIGAIL DODART, an individual
(aka Abbigail Lynn Lewis Dodart)

On this 22nd day of 2/22/2024, personally appeared before me ABBIGAIL DODART, an individual, signers of the foregoing instrument, who after producing satisfactory evidence of their identity, personally acknowledged before me that they executed the same.

SEAL:




NOTARY PUBLIC