

RETURNED
AUG 22 2005

TRUST DEED

07-135-0317

E 2098597 B 3854 P 176
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/22/2005 09:28 AM
FEE \$10.00 Pgs: 1
DEP RTT REC'D FOR CINDY DLUGAS

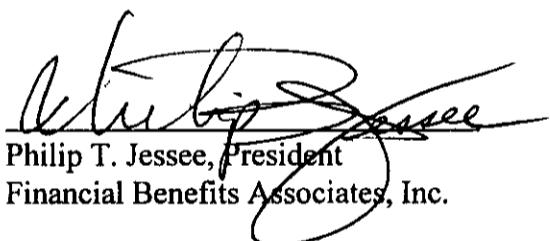
THIS TRUST DEED is made this 22nd day of June, 1998, between Philip T. Jessee, as Trustor, whose address is 1470 N. Main Street, Suite C, Bountiful, Utah 84010, and Cindy Dlugas as Beneficiary, and Craig F. McCullough, esquire, as Trustee.

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

All of Lot 317, Cave Hollow Subdivision, Plat C, Farmington
Also known as 1310 S. Cave Hollow Lane, Farmington, Utah 84025

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditament, 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 \$154,274.41, One Hundred Fifty Four Thousand Two Hundred Seventy Four Dollars, and 41 cents, at the times, in the manner and with interest as therein set forth, any payment of any sums expended or advanced by Dlugas 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 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 Trustees hereunder, including a reconveyance hereof.


Philip T. Jessee, President
Financial Benefits Associates, Inc.

STATE OF UTAH
COUNTY OF DAVIS: ss

The foregoing instrument was acknowledged before me the 22nd day of July, 1998.


NOTARY PUBLIC

