

When recorded return to:
Alan Sherman
PO Box 344
Mt. Pleasant, UT 84647

Ent 241683 Bk 759 Pg 1327
Date: 24-JUN-2020 4:00:48PM
Fee: \$40.00 Check Filed By: NMB
REED D HATCH, Recorder
SANPETE COUNTY CORPORATION
For: CENTRAL UTAH TITLE

27-14-4E

Central Utah Title
Order No.: 28128-SA

TRUST DEED

THIS TRUST DEED is made June 19, 2020, between CVE Properties, LLC, as Trustor(s), whose address is 340 N. Milburn Rd., Fairview, UT 84629, CENTRAL UTAH TITLE, as Trustee, and DH Real Estate Limited Partnership whose address is 7881 Pheasant Wood Drive Sandy, UT 84093 as Beneficiary.

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

Beginning at the Northeast Corner of the Southeast Quarter of Section 27, Township 14 South, Range 4 East, Salt Lake Base and Meridian; thence South 987 feet, thence West 0.25 of a chain, thence North 1 chain, thence West 13.55 chains, thence North 721 feet, thence East 225 feet, thence North 200 feet, thence East 730 feet to the point of beginning. Also, beginning at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 27, Township 14 South, Range 4 East, Salt Lake Base and Meridian; thence East 327 feet, more or less to the State Highway right of way, thence South 44 feet, more or less, thence South 88°17'10" West 328.89 feet, thence North 44.91 feet to the point of beginning. (Parcel No. 22227)

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 \$102,333.00 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.

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 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.

CVE Properties, LLC

Kryptonite Storage, LLC, Member



Jared Livingston, Member

State of Utah)
) ss.
County of Sanpete)

On the 22 day of June, 2020, personally appeared before me, Jared Livingston who being by me duly sworn, did say that he is the Member of Kryptonite Storage, LLC, Member, of CVE Properties, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed by him in behalf of said limited liability company by authority of its operating agreement and said Jared Livingston acknowledged to me that said limited liability company executed the same.


Notary Public residing in: Manti, UT

