

RETURNED

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/25/2009 09:31 AM
FEE \$10.00 Pgs: 1
DEP RT REC'D FOR STEPHEN BLAINE SM

TRUST DEED

THIS TRUST DEED is made this 25th day of March 2009, between **Blaine Darren Smith and Julie Ann Smith**, as Trustor, whose address is **2466 West 2500 North, Clinton UT 84015**, **Founders Title Company**, as Trustee, whose address is **35 South Main, Heber City UT 84032**, **Stephen Blaine Smith and Vicky Marie Smith**, as Beneficiary, whose address is **831 Pinion Circle, Heber City, UT 84032**.

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

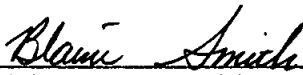
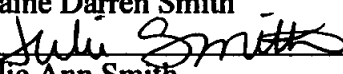
Lot 53, Newberry Place Subdivision No 2, Clinton City, Utah 84015 according to the official plat thereof on file and of record in the office of the Davis County Recorder, #13-227-0053.

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 **\$107,711.73** 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.

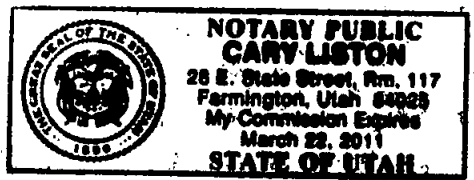
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments of water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance or improvements on said property, to pay all costs and expenses of collection (including 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.


Blaine Darren Smith

Julie Ann Smith

COUNTY OF DAVIS)
: ss
STATE OF UTAH)

On the 25th of March, 2009 personally appeared before me, **Blaine Darren Smith and Julie Ann Smith**, the signor(s) of the within instrument who duly acknowledged before me that they executed the same.




NOTARY PUBLIC