

WHEN RECORDED, MAIL TO:

Grantee MJS Real Properties

2145 South Main Street
Salt Lake City, Utah 84115

Ent 306991 Bk 887 Pg 173-173
Date: 01-SEP-2006 2:28PM
Fee: \$10.00 Check Filed By: NC
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: FIRST AMERICAN TITLE HEBER

4748714

TRUST DEED

THIS TRUST DEED is made this 31st day of August , 2006, between
TAFADZWA GURAMATUNHU

, as Trustor

whose address is

GUARDIAN TITLE COMPANY OF UTAH

, as Trustee,* and

ASA CAPITAL LLC .5357%, MJS REAL PROPERTIES .4643%

, as Beneficiary.

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

SEE ATTACHED LEGAL DESCRIPTION

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 \$140,000.00 , 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.

TAFADZWA GURAMATUNHU

STATE OF UTAH
COUNTY OF Wasatch

On the 31st day of August , 2006, personally appeared before me
TAFADZWA GURAMATUNHU

, the signer(s)

of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

My Commission Expires: 6/24/2010 Residing At: Heber City, ut
*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association or savings and loan association authorized to do such business in Utah; a corporation authorized to do a trust business in Utah; Notary Public insurance or abstract company authorized to do such business in Utah.
GT #196398

