

WHEN RECORDED, MAIL TO:

Grantee

ASA Capital, LLC / MJS Real Properties

2145 South Main Street

Salt Lake City, Utah 84115

Ent 307606 Bk 890 Pg 511-512

Date: 14-SEP-2006 4:12PM

Fee: \$12.00 Check Filed By: NC

ELIZABETH PALMIER, Recorder

WASATCH COUNTY CORPORATION

For: FIRST AMERICAN TITLE HEBER

TRUST DEED

4754833 THIS TRUST DEED is made this 14th day of September, 2006, between TAFADZWA GURAMATUNHU

whose address is , as Trustor

GUARDIAN TITLE COMPANY OF UTAH

, as Trustee,* and

ASA CAPITAL, LLC .5357%, MJS REAL PROPRITIES .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.

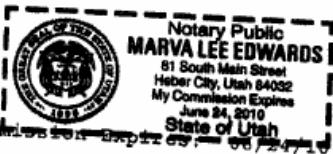
[Signature]

TAFADZWA GURAMATUNHU

STATE OF UTAH
COUNTY OF Wasatch

On the 14th day of September, 2006, personally appeared before me TAFADZWA GURAMATUNHU

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



[Signature]
Notary Public

Residing At: Heber City, Utah

*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; or a title insurance or abstract company authorized to do such business in Utah.
GT #196578

EXHIBIT "A "

Escrow No. **380-4754833 (mle)**
A.P.N.: **OZR-6137**

Suite No. 137, of Zermatt Resort, Barren Suite, Plat F, a Utah Condominium Project, Midway City, Wasatch County, according to the Record of Survey Map filed for record December 3, 2002 Entry No. 241358 in Book 591 at Page 188 and together with an appurtenant undivided ownership interest in the common Areas and Facilities, all of which is defined and described in the Declaration of Covenants, Conditions and Restrictions for the Barren Suites at Zermatt Resort, recorded as Entry No. 273229 in Book 703 at Pages 406 and re-recorded with Affidavit July 16, 2004 as Entry No. 273283 in Book 703 at Page 691, Amended Declaration recorded October 20, 2005 as Entry No. 290749 in Book 797 at Page 65 and Amendment Declaration recorded January 31, 2006 as Entry No. 295973 in Book 825 at Page 773 of official records.

TOGETHER with an exclusive easement to use the "Limited Common Areas", all as set forth in the Record of Survey Map and/or in the Declaration of Covenants, Conditions, and Restrictions.