

PH 2130  
 WHEN RECORDED MAIL TO:  
 WAYNE J. KOTTER FAMILY TRUST  
 265 East 300 South  
 Brigham City, UT 84302

Entry No. 309260 TRUST DEED  
 01/06/2012 09:10:01 AM B: 1170 P: 1642 Pages: 2  
 FEE \$14.00 BY PHILLIPS-HANSEN LAND TITLE CO.  
 Chad Montgomery, Box Elder County Recorder



## TRUST DEED

THIS TRUST DEED is made this 29th of December, 2011, between

**TULEVIEW FARMS, LC** as Trustor,

whose address is 2615 North 3100 West, Brigham City, UT 84302

PHILLIPS-HANSEN LAND TITLE COMPANY as Trustee, and

**WAYNE J. KOTTER, TRUSTEE OF THE WAYNE J. KOTTER FAMILY TRUST, dated February 2, 2011** as beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Box Elder County, State of Utah.

### See Attached Exhibit "A"

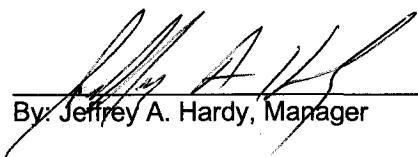
Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$71,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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.

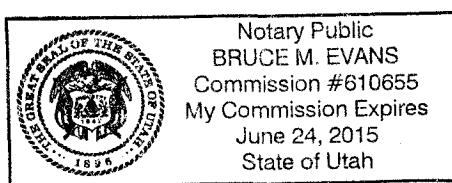
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

**TULEVIEW FARMS, LC**

  
 By: Jeffrey A. Hardy, Manager

STATE OF UTAH )  
 )  
 COUNTY OF BOX ELDER)

On this 30th day of December, A.D. 2011, personally appeared before me Jeffrey A. Hardy, Manager of Tuleview Holsteinsw, LC and that the said instrument was signed in behalf of said Limited Liability Company by authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



  
 Notary Public

EXHIBIT "A"

04-046-0011

BEGINNING AT A POINT 28 RODS NORTH OF THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING EAST 160 RODS, THENCE NORTH 21 RODS, THENCE WEST 160 RODS, THENCE SOUTH 21 RODS TO THE PLACE OF BEGINNING.

LESS: TRACT OF LAND CONTAINING 0.6 ACRE, MORE OR LESS, HERETOFORE DEEDED TO ABOVE NAMED GRANTORS:

BEGINNING AT A POINT 49 RODS NORTH AND 160 RODS EAST OF THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 160 FEET, THENCE WEST 164 FEET, THENCE NORTH 160 FEET, THENCE EAST 164 FEET TO THE POINT OF BEGINNING.