



\*W3117344\*

After Recording Return to:  
Progressive Credit, LLC  
1706 South 500 West, Ste. 200  
Bountiful, Utah 84010

E# 3117344 PG 1 OF 2  
Leann H. Kiltz, WEBER COUNTY RECORDER  
13-Jan-21 0839 AM FEE \$40.00 DEP PC  
REC FOR: STEWART TITLE INSURANCE AGENCY OF  
ELECTRONICALLY RECORDED

# **TRUST DEED (Corporate)**

**THIS TRUST DEED** is made this **12th** day of **January 2021** between

**SUNSET MEADOWS 2 COMMUNITY, LLC**

**as TRUSTOR**

whose address is 5617 SOUTH 1475 EAST, OGDEN, UT. 84403

**STEWART TITLE INSURANCE AGENCY OF UTAH, INC.**  
And

**as TRUSTEE,**

**PROGRESSIVE CREDIT, LLC**

**as BENEFICIARY.**

whose address is 1706 South 500 West, Ste. 200, Bountiful, Utah 84010

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

SEE EXHIBIT "A" ATTACHED HERETO AND  
BY THIS REFERENCE MADE A PART HEREOF.

**Tax ID:19-037-0121, 19-037-0125, 19-037-0123, 19-037-0075, 19-037-0073**

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 **\$2,875,000.00** 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 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.

Attest:

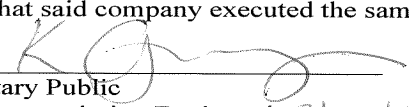
**SUNSET MEADOWS 2 COMMUNITY, LLC**

  
Jed M. Nilson - Manager

STATE OF UTAH            )  
  SS:  
COUNTY OF WEBER    )

On the 12th day of January 2021 personally appeared before me JED M. NILSON, who being duly sworn, that he is the Manager of SUNSET MEADOWS 2 COMMUNITY, LLC, a limited liability company, and that said instrument was signed on behalf of said company by authority of its by-laws and said JED M. NILSON acknowledged to me that said company executed the same.



  
Notary Public  
My commission Expires: 03/03/2023  
Residing at: Ogden

**Exhibit "A"**

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 1975 NORTH ON THE NORTHERLY RIGHT OF WAY LINE OF 1975 NORTH STREET, SAID POINT BEING S89°36'26"E 846.08 FEET ALONG THE SECTION LINE AND N00°23'34"E 565.47 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N88°54'25"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 429.77 FEET; THENCE N01°07'46"E 553.36 FEET; THENCE N00°52'04"E 830.70 FEET; THENCE S88°09'53"E 161.06 FEET; THENCE N01°23'45"E 30.52 FEET; THENCE S88°29'39"E 271.51 FEET; THENCE S01°27'25"W 70.16 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 10.95 FEET, A DELTA ANGLE OF 02°19'23", A CHORD BEARING OF N89°46'44"W, AND A CHORD LENGTH OF 10.95 FEET; THENCE S89°03'34"W 92.66 FEET; THENCE S01°07'46"W 818.97 FEET; THENCE S88°52'14"E 208.09 FEET; THENCE S01°23'55"W 391.49 FEET; THENCE N88°38'56"W 100.99 FEET; THENCE S01°21'06"W 126.79 FEET TO THE POINT OF BEGINNING.

Less and Excepting any portion lying with Tax ID No. 19-037-0102, 19-037-0101, 19-037-0098, and 19-037-0056.