

WHEN RECORDED, MAIL TO:  
John Petroff, Jr. and Pamela S. Petroff (2)  
1350 East 700 South  
Clearfield, UT 84015

**SUBORDINATE TRUST DEED**

Order No. 6-082241

THIS TRUST DEED is made this 15th day of April, 2019, between IDA Holdings, LLC, whose address is 1352 E. 700 S. Clearfield Ut. 84015, as Trustor, and BACKMAN TITLE SERVICES LTD, as Trustee,\* and John Petroff, Jr. and Pamela S. Petroff, as Beneficiary.

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

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: 09-435-0002

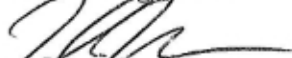
Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$200,000.00, 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.

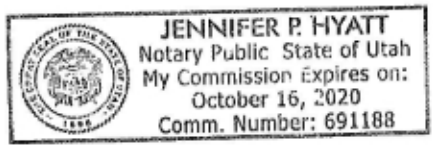
IDA Holdings, LLC

  
By: Paul Fielding McClure, Managing Member

STATE OF Utah )  
  ) )  
County of Davis ) to wit:

The foregoing instrument was acknowledged before me this 15th day of April, 2019  
By Paul Fielding McClure  
the Managing Member of IDA Holdings, LLC

NOTARY PUBLIC  
Commission Expires: 10-16-20  
Residing at: Laurel



**LEGAL DESCRIPTION**

Order No. **6-082241**

Lot 2, Woodward Subdivision, Clearfield City, Davis County, Utah, according to the official plat thereof.

Parcel No.: **09-435-0002**