

ENT 31553:2025 PG 1 of 16
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 30 03:37 PM FEE 40.00 BY KR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Tax Serial Number:
51-776-0076, 51-776-0077, 51-776-0078 and 51-776-0079

RECORDATION REQUESTED BY:

M&T Bank
Utah Region
75 W Towne Ridge Parkway, Suite 150
Sandy, UT 84070

WHEN RECORDED MAIL TO:

M&T Bank
Utah Region
75 W Towne Ridge Parkway, Suite 150
Sandy, UT 84070

189132-DMP

FOR RECORDER'S USE ONLY

CONSTRUCTION DEED OF TRUST

THIS DEED OF TRUST is dated April 18, 2025, among Keystone Construction LLC, a Utah limited liability company, whose address is 42 East 1100 South Suite 1B, American Fork, UT 84003 ("Trustor"); M&T Bank, whose address is Utah Region, 75 W Towne Ridge Parkway, Suite 150, Sandy, UT 84070 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Cottonwood Title Insurance Agency Inc, whose address is 7020 South Union Park Avenue, Midvale, UT 84047 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants and conveys to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Utah County, State of Utah:

Lots 76, 77, 78 and 79, THE ROOFTOPS PHASE 2, according to the official plat thereof as recorded in the office of the Utah County Recorder

The Real Property or its address is commonly known as 628, 618, 608 and 596 West 1860 North, Salem, UT 84653. The Real Property tax identification number is 51-776-0076, 51-776-0077, 51-776-0078 and 51-776-0079.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS ALSO GIVEN TO SECURE ANY AND ALL OF TRUSTOR'S OBLIGATIONS UNDER THAT CERTAIN CONSTRUCTION LOAN AGREEMENT BETWEEN TRUSTOR AND LENDER OF EVEN DATE HEREWITHE. ANY EVENT OF DEFAULT UNDER THE CONSTRUCTION LOAN AGREEMENT, OR ANY OF THE RELATED DOCUMENTS REFERRED TO THEREIN, SHALL ALSO BE AN EVENT OF DEFAULT UNDER THIS DEED OF TRUST. THIS

