

Mail to:
My Real Utah, LLC
2116 Grassy Plain Dr.
Kaysville, UT 84037
NAT No.: 40902-20-12267

TRUST DEED

THIS TRUST DEED is made this 20th day of March, 2020, between **Brent J. Watson and Claudia N. Watson**, as Trustor, **North American Title, LLC** as Trustee, and **My Real Utah, LLC**, as Beneficiary.

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

Lot 62, of HAPPY HOMES NO. 3, a Subdivision of Part of Lot 19, Plat "G", Kaysville Townsite Survey, according to the official plat thereof, as recorded in the office of the County Recorder of Davis County, State of Utah.

For Identification Purposes Only: 08-092-0062

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;

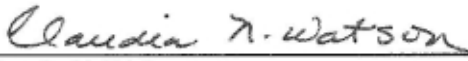
FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$59,000.00**, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security thereof.

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 services performed by Trustee hereunder, including a reconveyance hereof.

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



Brent J. Watson



Claudia N. Watson

STATE OF Arizona
COUNTY OF Maricopa

On the March 20 2020, personally appeared before me Brent J. Watson and Claudia N. Watson, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.



Notary Public

My Commission Expires: 4/15/22

