



W3238235

When Recorded Mail To:
JBT Investments LLC,
1062 W. 1875 No.
Clinton, Utah 84015
Order No. 1679771

E# 3238235 PG 1 OF 2
Leann H. Kiltz, WEBER COUNTY RECORDER
26-May-22 11:35 AM FEE \$40.00 DEP TN
REC FOR: STEWART TITLE OF UTAH
ELECTRONICALLY RECORDED

Space above this line for Recorder's use

Construction Trust Deed

THIS TRUST DEED is made this **18th day of May, 2022**, between **Wind River Homes Inc.**, whose address is **1248 N. 2430 West #C5, Clinton, Utah 84015**, as TRUSTOR and **Stewart Title of Utah, Inc.** whose address is **1518 North Woodland Park Drive, Layton, Utah 84041**, as TRUSTEE, and **JBT Investments LLC** whose address is **1062 W. 1875 No. Clinton, Utah 84015** as BENEFICIARY.

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

Lot 4-R, HALL ORCHARD, according to the Official Plat thereof as recorded in the Office of the Weber County Recorder, State of Utah.

Tax ID No. **17-445-0004**

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 **\$534,000.00** 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.

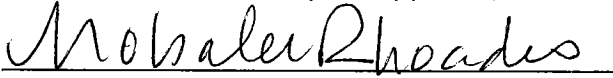
Wind River Homes Inc.



By: James VanSweden, President

State of Utah
County of Davis

On this 18 day of May 2022, personally appeared before me, the undersigned Notary Public, personally appeared James VanSweden, President of Wind River Homes Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public

My commission expires: 8-4-22

