

When Recorded Return To:
Mark Thayne
704 N 3500 W
West Point, Utah 84015

14-116-0005
14-116-0006

TRUST DEED

THIS TRUST DEED is made the 15 day of *April* 2020, between Sunview Estates LLC, as Trustor, whose address is 704 N 3500 W West Point, Utah 84015, and Cottonwood Title Company, as Trustee. and Sunview LLC, a Utah limited liability company, or its successors in interest, as Beneficiary.

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

See Exhibit A attached hereto and by reference made a part hereof.

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, 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 dated April 15th, 2020, in an amount which is disclosed by an unrecorded agreement, and payable to the order of Beneficiary at the times, and in the manner as therein set forth the "Note").

Trustor agrees to pay and shall 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 the foregoing property in good condition, repair and appearance and to comply with governmental requirements.

Notwithstanding anything to the contrary herein Trustor shall have, at all times, the right to utilize the property for any and all purposes as Trustor reasonably deems necessary, or appropriate, in connection with Trustor's intended use and development of the property.

As requested by Trustor, as lots are sold which are secured hereunder_ Beneficiary shall authorize releases of the Lots from the security of this Trust Deed for up to 6 Lots without payment to Beneficiary, pursuant to the Note. Thereafter, no release shall be granted except upon payment of the required installment under the Note.

Trustor shall have the right to select the Lots to be reconvened or released. provided that the Lots are sold to a third party for fair market value, and not retained by Trustor or sold to an affiliate of Trustor. Proceeds of any sale shall be used to retire other debt on the Property conveyed hereunder, or pay development expenses and shall not be distributed to Trustor or its affiliates. Trustee shall execute and deliver unto Trustor a written reconveyance and release upon

**ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.**

receiving from Beneficiary a written request therefor in compliance with the foregoing release provision. Said written request shall include a description of the Property to be re-conveyed or released, a statement of the consideration, if any, received by Beneficiary for said reconveyance or release, and a declaration that Beneficiary is the owner and holder of the debt mentioned in this Trust Deed and that the same has never been assigned or transferred. The partial reconveyance or release executed by Trustee shall identify this Trust Deed and describe the property to be re-conveyed or released. A partial reconveyance or release executed and delivered by Trustee under authority of this paragraph shall not affect or impair the security remaining under this Trust Deed. This Trust Deed need not accompany any request for a partial reconveyance or release, but upon demand of Trustee, Beneficiary will exhibit to Trustee the aforesaid Note. Successive partial reconveyances or releases may be requested by Trustor and Beneficiary. Upon full satisfaction of the Note, Beneficiary shall require Trustee to promptly deliver to Trustor a deed of reconveyance of the property.

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 herein set forth.

"TRUSTOR":
SUNVIEW ESTATES LLC
By: Mark Thayne
Sevenway LLC, Manager
By: Mark Thayne
Mark S. Thayne, Manager of Sevenway LLC

STATE OF UTAH)
 : ss.
COUNTY OF Davis

On the 15 day of April, 20 , personally appeared before me Mark S. Thayne, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same, as Manager for and on behalf of Sunview Estates LLC

Jenny Wall
Notary Public

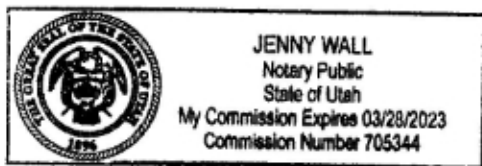


Exhibit A

Sunview LLC Property

THE W 1/2 OF THE S 1/2 OF THE NE 1/4 OF NE 1/4 SEC 36-T5N-R3W, SLM. 10.00
ACRES

and

THE E 1/2 OF THE S 1/2 OF THE NE 1/4 OF NE 1/4 SEC 36-T5N-R3W, SLM. CONT.
10.00 ACRES

Parcel Numbers: 141160005 and 141160006 Respectively

Approximately 20.00acres