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W3289845

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) CSC 1-800-858-5294	
B. E-MAIL CONTACT AT FILER (optional) SPRFiling@cscglobal.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)	
2589 99244 CSC 801 Adlai Stevenson Drive Springfield, IL 62703	Filed In: Utah (Weber)

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME TSUT24, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 8520 S 1300 E		CITY SANDY	STATE UT	POSTAL CODE 84094
				COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
				COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Western Equipment Finance				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS P.O. Box 640		CITY Devils Lake	STATE ND	POSTAL CODE 58301
				COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:
All assets of Debtor, whether now owned or hereafter acquired, wherever located, pledged to Creditor as security for its obligations to Creditor, the equipment and other collateral for TROPICAL SMOOTHIE CAFE #UT-024 LOCATED AT 6040 S 3500 W 6000 S ROY UT 84067, along with the following additional collateral including but not limited to: all accounts, receivables, general intangibles, life and other insurance policies, chattel paper, leases, subleases, deposit accounts, letter of credit rights, supporting obligations, documents, computer equipment (hardware and software), software licenses, instruments, goods, equipment, machinery, inventory, tools, building materials, furniture, fixtures, furnishings, commercial tort claims, books and records (whether written or stored electronically), as well as all other personal property in the possession or control of the Debtor wherever located, now owned or hereafter acquired along with all personal property installed in, affixed to and/or used in connection therewith together with all present or future (i) additions, accessories, accessions, attachments, parts, supplies, related software, intellectual property, rights, licenses and improvements thereto; (ii) substitutions, renewals, replacements and purchase options thereof; (iii) insurance, warranty and other third-party claims; (iv) Debtor's rights in connection with a third-party's use of such Collateral under a

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
 Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
 Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licensors

8. OPTIONAL FILER REFERENCE DATA: 40515160

2589 99244

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME TSUT24, LLC	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME				
OR				
10b. INDIVIDUAL'S SURNAME				
INDIVIDUAL'S FIRST PERSONAL NAME				
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX
10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):
 sublease, rental or similar agreement; and (v) forms of proceeds (including but not limited to insurance and sale proceeds) and product of the foreclosing, whether it be cash, non-cash or in any other form.

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable) 14. This FINANCING STATEMENT:
 covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):
WDG ROY, LLC
 1178 LEGACY CROSSING BLVD
 CENTERVILLE, UT 84014


16. Description of real estate:

17. MISCELLANEOUS:


Legal & Vesting

PROPERTY

Address: **6040 3500 S, ROY, UT 84067**
 County: **WEBER**
 APN: **09-582-0004**
 Owner Occupied: **N**

 Show Property location

LOCATION INFORMATION

APN: **09-582-0004** 
 County: **WEBER**
 ZIP+4: **84067-9068**
 City: **ROY**
 State: **UT**
 Carrier Route: **R008**
 Subdivision:

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE STATE OF UT, COUNTY OF WEBER, WITH A SITUS ADDRESS OF 6040 S 3500 W, ROY UT 84067-9068 R008 CURRENTLY OWNED BY WDG ROY LLC HAVING A TAX ASSESSOR NUMBER OF 09-582-0004 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS ALL OF LOT 4, HOMESTEAD ROY PAVILION, ROY CITY, WEBER COUNTY, UTAH. AND DESCRIBED IN DOCUMENT NUMBER 2012.2612886 DATED 12/18/2012 AND RECORDED 12/28/2012.

VESTING INFORMATION

Vesting Name: **CORPORATION**
 Vesting Description: **COMPANY**
 Mailing Address: **1178 W LEGACY CROSSING BLVD / CENTERVILLE / 84014**
 Assessed Owner: **WDG ROY LLC**
 Estimated Value Low:
 Estimated Value High:

TAX AND ASSESSMENT INFORMATION

Total Assessed Value: **\$482,608.00**
 Improvement Value:
 Land Value: **\$482,608.00**
 Tax Year: **2022**
 Property Tax: **\$5,068.00**
 Tax Exemption:
 Tax Authority: **WEBER COUNTY**
 Payee ID: **430290000**
 Tax ID: **095820004**
 Instalment 1: **\$5,067.85**
 Instalment 2:

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EXHIBIT A

LEGAL DESCRIPTION

ALL OF LOT 4, HOMESTEAD ROY PAVILION, ROY CITY, WEBER COUNTY, UTAH.

Shopping Center Lease

Landlord Initials



Tenant Initials