



W3291721

E# 3291721 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
25-Jul-23 0837 AM FEE \$40.00 DEP SLW
REC FOR: HIGHLAND TITLE
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

Name: Evolution Properties, LLC
Address: 150 West 100 North
Bountiful, UT 84010

File No.: 58390

TRUST DEED

THIS TRUST DEED is made this 21st day of July, 2023 between Randy Krantz, Manager of Eastwind Construction, LLC , as Trustor, whose address is 5330 South 900 East #170, Salt Lake City, UT 84117, Highland Title Agency, Inc., as Trustee, and Evolution Properties, LLC , as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property in Weber County, State of Utah, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: No Situs - Address, Ogden, UT 84401

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 \$250,000.00, 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.

WITNESS, the hand of said grantor this 21st day of July, 2023.

EASTWIND CONSTRUCTION, LLC

Randy Krantz
Randy Krantz, Manager

State of Utah
County of Salt Lake

On this 21 day of July, 2023 personally appeared before me, the undersigned Notary Public, personally appeared Randy Krantz, Manager of Eastwind Construction, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(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.

Kari M. Holding
Notary Public
My commission expires: 4/3/27

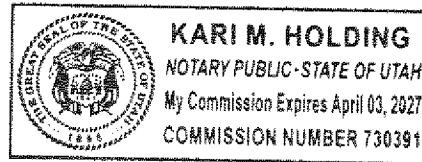


EXHIBIT "A"
LEGAL DESCRIPTION

The South 16 feet 4 inches of Lot 20, and all of Lots 21 and 22, Block 1, SOUTH PARK ADDITION, Ogden City, Weber County, Utah, according to the official plat thereof on file and recorded in the Office of the Weber County Recorder.

Parcel No. 04-051-0038