



W3310793

WHEN RECORDED RETURN TO:

The Erik Olafsson Revocable Trust
8479 S Escalante Dr
Sandy UT 84093

E# 3310793 PG 1 OF 5
LEANN H KILTS, WEBER CTY. RECORDER
09-JAN-24 1028 AM FEE \$40.00 NNP
REC FOR: KEITH WARBURTON

TRUST DEED

THIS TRUST DEED is made this 9th day of January, 2024 between **Ville 3306, LLC**, whose address is 9306 S 1300 W, West Jordan, UT 84088, as Trustor; **Erik Olafsson**, as Trustee, and **The Erik Olafsson Revocable Trust**, as Beneficiary.

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

See attached Exhibit "A"

Parcel No: 05-107-0006
Also known by street and number as: 3306 Washington Boulevard, Ogden, UT 84401

And

Parcel No: 05-107-0004
Also known by street and number as: 3306 Washington Boulevard, Ogden, UT 84401

And

Parcel No: 05-108-0039
Also known by street and number as: 3306 Washington Boulevard, Ogden, UT 84401

And

Parcel No: 05-108-0040
Also known by street and number as: 3306 Washington Boulevard, 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 **\$210,000.00**, 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 her at the address hereinbefore set forth.

WITNESS, the hand of said grantor this 9th day of January, 2024.

VILLE 3306 LLC

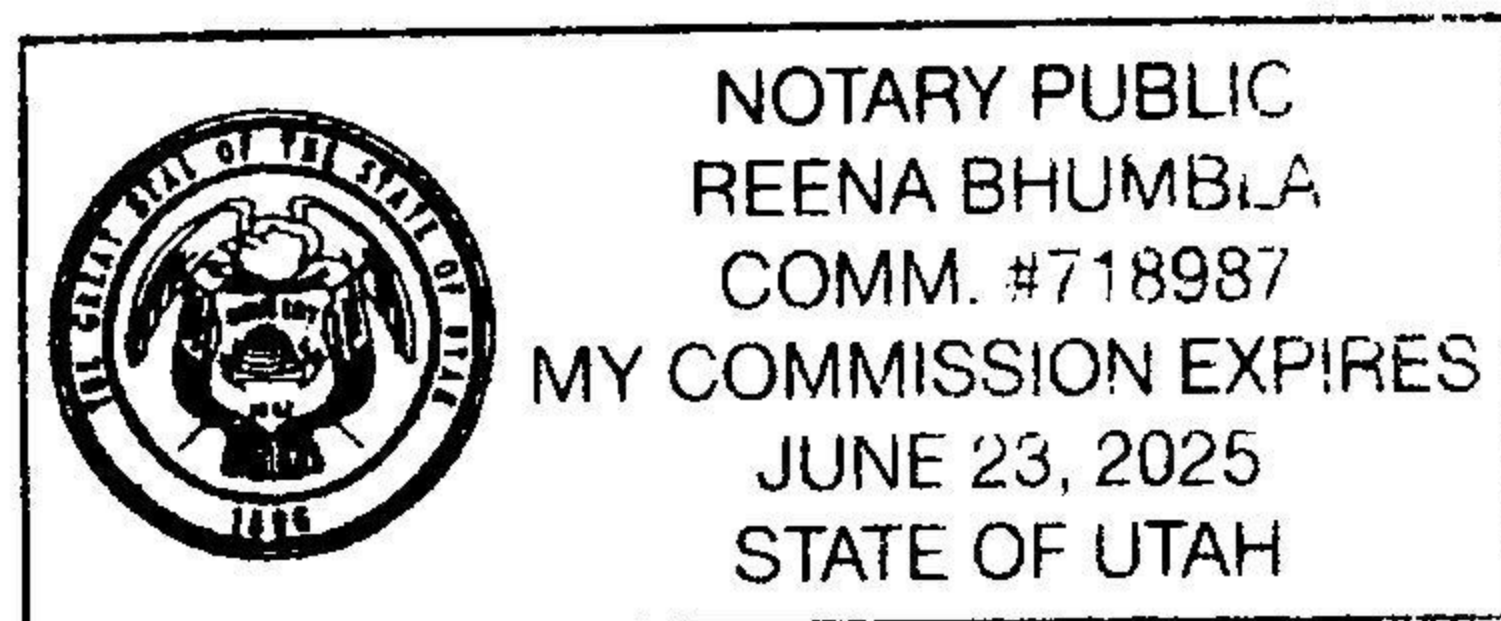
By: Keith Warburton
Its: manager

[Signature]

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On this 9 day of January, 2024, personally appeared before me, the undersigned Notary Public, personally appeared Keith Warburton 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.

[Signature]
Notary Public
My commission expires: June 23, 2025



**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

05-107-0004 DB

Legal Description

** For Tax Purposes Only **

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1848.37 FEET NORTH 0058' EAST ALONG THE EAST LINE OF WASHINGTON BOULEVARD AND 260.64 FEET SOUTH 89D12'49" EAST FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON BOULEVARD AND THE SOUTH LINE OF SAID QUARTER SECTION; SAID POINT IS ALSO 317.06 FEET NORTH 0058' EAST ALONG THE EAST LINE OF WASHINGTON BOULEVARD AND 260.64 FEET SOUTH 89D12'49" EAST FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON BOULEVARD AND THE NORTH LINE OF 34TH STREET; RUNNING THENCE SOUTH 89D12'49" EAST 131.24 FEET; THENCE NORTH 0058' EAST 229.53 FEET TO THE SOUTH LINE OF LOT 19, BLOCK 1, STEPHEN'S FIRST ADDITION TO OGDEN CITY, THENCE SOUTH 89D15' EAST 125.19 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0033' WEST 111.21 FEET; THENCE SOUTH 89D15' EAST 27.60 FEET; THENCE SOUTH 0058' WEST 122.19 FEET; THENCE NORTH 89D02' WEST 153.00 FEET; THENCE SOUTH 0058' WEST 63.12 FEET; THENCE NORTH 89D02' WEST 131.84 FEET; THENCE NORTH 0058' EAST 66.00 FEET TO THE POINT OF BEGINNING.

Parcel No: 05-107-0006 DB
Address: 3306 Washington Boulevard, Ogden, UT 84401

And

05-107-0006 DB

Legal Description

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PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BLVD, IN OGDEN CITY, 1848.37 FEET NORTH 0058' EAST FROM THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 0058' EAST ALONG THE EAST LINE OF SAID WASHINGTON BOULEVARD A DISTANCE OF 322.02 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH 89D15' EAST A DISTANCE OF 301.88 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE BEARING SOUTH 0058' WEST A DISTANCE OF 92.98 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH 89D02' EAST A DISTANCE OF 66 FEET; THENCE IN A NORTHERLY DIRECTION ALONG A LINE BEARING NORTH 0058' EAST A DISTANCE OF .49 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH 89D15' EAST A DISTANCE OF 24 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE BEARING SOUTH 0058' WEST A DISTANCE OF 229.53 FEET; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 391.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM: PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING 1948.37 FEET NORTH 0058' EAST AND 222 FEET SOUTH 89D15' EAST OF A POINT WHERE THE SOUTH LINE OF SAID QUARTER SECTION INTERSECTS THE EAST LINE OF WASHINGTON AVENUE, AND RUNNING THENCE SOUTH 89D15' EAST 18.64 FEET, THENCE SOUTH 85 FEET, THENCE EAST 20 FEET, THENCE SOUTH 81 FEET, THENCE WEST 18.64 FEET, THENCE NORTH 66 FEET, THENCE WEST 20 FEET, THENCE NORTH 100 FEET TO BEGINNING.

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Parcel No: 05-107-0004 DB
Address: 3306 Washington Boulevard, Ogden, UT 84401

And

05-108-0039

Legal Description

** For Tax Purposes Only **

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 1948.37 FEET NORTH 0D58' EAST AND 222 FEET SOUTH 89D15' EAST AND 18.64 FEET SOUTH 89D15' EAST AND 85 FEET SOUTH AND 20 FEET EAST AND 15 FEET SOUTH OF A POINT WHERE THE POINT WHERE THE SOUTH LINE OF SAID QUARTER SECTION INTERSECTS THE EAST LINE OF WASHINGTON AVENUE, AND RUNNING THENCE SOUTH 66 FEET, THENCE WEST 18.64 FEET, THENCE NORTH 66 FEET, THENCE EAST 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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Parcel No: 05-108-0039 ^{DB}
Address: 3306 Washington Boulevard, Ogden, UT 84401

And

05-108-0040

Legal Description

** For Tax Purposes Only **

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY: BEGINNING AT A POINT 1948.37 FEET NORTH 0D58' EAST AND 222.00 FEET SOUTH 89D15' EAST OF A POINT WHERE THE SOUTH LINE OF SAID QUARTER SECTION INTERSECTS THE EAST LINE OF WASHINGTON BOULEVARD AND RUNNING THENCE SOUTH 89D15' EAST 18.64 FEET; THENCE SOUTH 85 FEET, THENCE EAST 20 FEET, THENCE SOUTH 15 FEET, MORE OR LESS, TO THE SOUTH LINE OF PARCEL NO. 05-107-0006, THENCE WEST 40 FEET, MORE OR LESS, TO A POINT SOUTH OF BEGINNING, THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

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